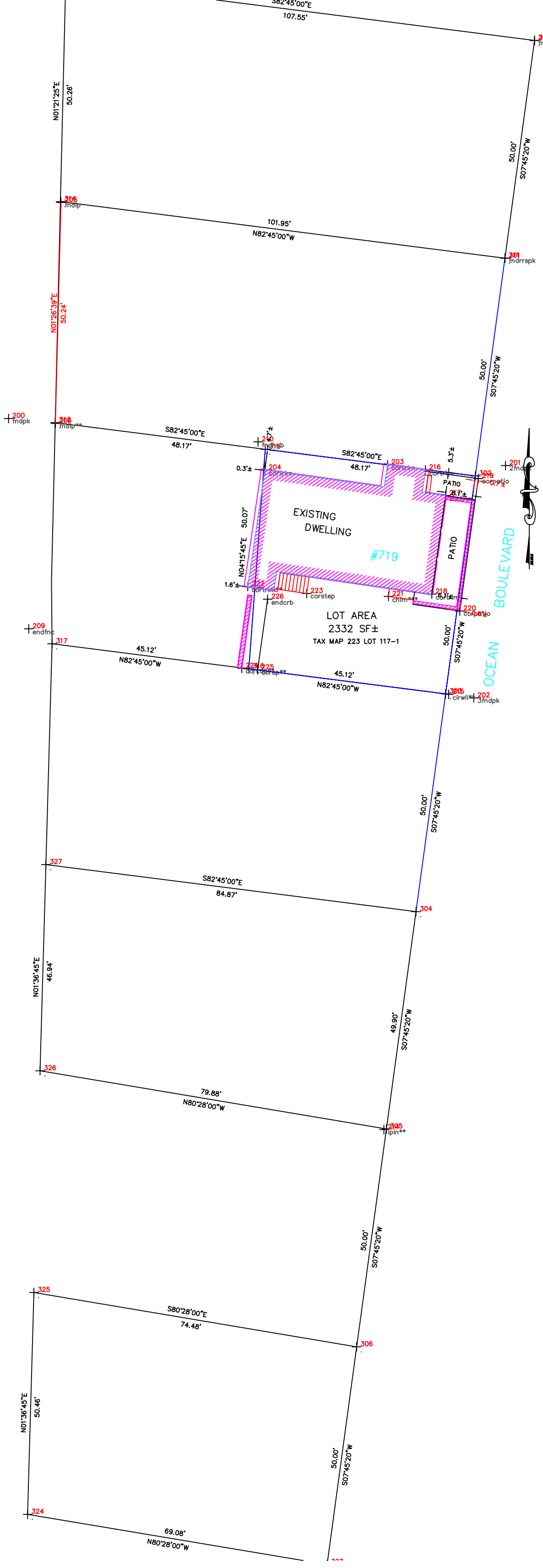

S82°45'00"E
107.55'
302
fndrrspk
N01°21'25"E
50.26'
50.00'
S07°45'20"W
305
fndip
101.95'
N82°45'00"W
301
fndrrspk
N01°26'39"E
50.24'
50.00'
S07°45'20"W
200
fndpk
303
fndip**
S82°45'00"E
48.17'
210
fndrrb
S82°45'00"E
48.17'
203
corfnc**
216
corfnc
5.3'±
201
2fndpk
0.3'±
204
corfnc
302
219
corpatio
0.9'±
PATIO
8.7'±
corfnc
EXISTING
DWELLING
#719
50.07'
N04°15'45"E
PATIO
BOULEVARD
1.6'±
222
corfnc**
223
corstep
226
endcrb
221
chim**
218
corfnc
220
corpatio
LOT AREA
2332 SF±
TAX MAP 223 LOT 117-1
209
endfnc
317
45.12'
N82°45'00"W
50.00'
S07°45'20"W
OCEAN
225
corfnc**
45.12'
N82°45'00"W
305
cirwll**
202
3fndpk
50.00'
S07°45'20"W
327
S82°45'00"E
84.87'
304
N01°36'45"E
46.94'
49.90'
S07°45'20"W
326
79.88'
N80°28'00"W
305
fipin**
50.00'
S07°45'20"W
325
S80°28'00"E
74.48'
306
N01°36'45"E
50.46'
50.00'
S07°45'20"W
324
69.08'
N80°28'00"W

Command= 210-
Point#, Start#-End# or G#= 1-1255

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-07-2025-----				12:02:40	----------D:...\BMHOME16		
				1	5000.0000	5000.0000	
				2	5396.2420	5053.9653	TRA
				3	5409.8147	4947.2752	TRA
				4	5273.0333	4944.0285	TRA
				5	5009.1453	4947.0543	INT
				6	5436.4508	5059.4415	TRA
				7	5449.7132	4948.2203	INT
				8	5634.7799	5086.4525	TRA
				9	5650.4578	4954.9739	TRA
				10	5579.6234	4951.2926	TRA
				11	5674.4141	5091.8503	TRA
				12	5690.4875	4957.0542	INT
				13	5872.5846	5118.8397	TRA
				14	5894.8617	4967.6756	INT
				15	5912.2187	5124.2376	TRA
				16	5934.9840	4969.7608	INT
				17	6110.3893	5151.2270	TRA
				18	6135.5955	4980.1866	INT
				19	6150.0234	5156.6249	TRA
				20	6175.7178	4982.2718	INT
				21	6259.0172	5171.4691	TRA
				22	6347.2598	5189.9642	TRA
				23	6376.3310	4992.6977	INT
				24	5049.5426	5006.7474	TRA
				25	5099.0853	5013.4947	TRA
				26	5148.6279	5020.2421	TRA
				27	5346.6994	5047.2180	TRA
				28	5297.1568	5040.4706	TRA
				29	5247.6141	5033.7233	TRA
				30	5198.0715	5026.9759	TRA
				31	5486.0728	5066.1996	TRA
				32	5535.6947	5072.9577	TRA
				33	5585.2373	5079.7051	TRA
				34	5723.9567	5098.5977	TRA
				35	5773.4993	5105.3450	TRA
				36	5823.0420	5112.0924	TRA
				37	5740.5247	4959.6547	INT
				38	5790.5618	4962.2551	INT
				39	5786.0786	4999.8524	TRA
				40	5887.9083	5014.8590	INT
				41	5838.4455	5007.5697	INT
				42	5961.7614	5130.9850	TRA
				43	6011.3040	5137.7323	TRA
				44	6060.8467	5144.4797	TRA
				45	6199.5661	5163.3722	TRA
				46	6249.1087	5170.1196	TRA

JOB #7 747sullivan [1255]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-07-2025				12:02:40		D:...\BMHOME16	
				47	5298.5205	4992.3303	INT
				48	5271.8921	4990.3456	INT
		50.00	setpk	100	5749.4771	4919.7078	
		54.97	setpk	101	5723.4897	5142.1852	TRA
		51.08	fnddhsb	102	5689.4531	4957.3487	SS
		49.92	fndip	103	5739.5835	4959.3726	SS
		50.36	fndip	104	5791.6447	4962.2367	SS
		9.64	corhsehi	105	5769.1807	5034.0932	SS
		-3.09	endstrs	106	5740.3883	5020.6896	SS
		-2.58	lndg**	107	5737.8608	5039.1342	SS
		-2.87	lndg**	108	5739.2169	5029.7304	SS
		53.99	fndrrspk	109	6249.0609	5170.0614	SS
		53.95	fndrrspk	110	6199.5294	5163.3511	SS
		55.86	rrspkpol	111	6115.0529	5145.8111	SS
		54.52	ipinerni	112	5961.9207	5131.0685	SS
		54.94	fnddhsb	113	5912.3971	5124.3235	SS
		54.52	corhse	114	5761.5674	5088.0813	SS
			soffit	115	5762.8375	5089.5586	SS
		55.76	step**	116	5750.0878	5095.2820	SS
		55.73	step**	117	5767.1776	5170.6997	SS
		54.42	corhse	118	5735.3818	5084.2940	SS
			soffit	119	5733.9179	5085.4049	SS
		53.23	corchim*	120	5735.3054	5071.8913	SS
		54.49	fnddhsb	121	5674.3966	5091.8386	SS
		53.81	oldpk@rr	122	5535.7265	5072.8381	SS
		53.09	fndrrspk	123	5346.8846	5047.1128	SS
		53.44	fndip	124	5148.7349	5019.2744	SS
		54.31	pipewall	125	5099.1030	5013.4491	SS
		51.66	ipinJB	126	5000.1167	4999.9190	SS
		54.69	fnddhsb	127	5723.9567	5098.5977	SS
		54.68	nail	128	5773.3910	5105.1214	SS
		54.66	nail	129	5773.5952	5105.1955	SS
		54.65	nail	130	5773.4941	5105.2775	SS
			CAL	131	5535.6947	5072.9577	TRA
			DHSB	150	5689.4531	4957.3487	SS
			FNDIP	151	5739.5835	4959.3726	SS
			FNDIP	152	5791.6447	4962.2367	SS
				160	5723.9732	5098.4767	INT
				161	5535.7016	5073.0203	INT
			fndpk	200	5310.2510	4934.2836	
			2fndpk	201	5299.5245	5047.3661	TRA
			3fndpk	202	5246.6691	5040.1187	TRA
			cortrim	203	5299.7503	5020.5066	SS
			cortrim	204	5298.5003	4992.6016	SS
			fndip	205	5359.3531	4946.2111	SS
			fndip**	206	5309.1319	4944.9451	SS
			cor oc	207	5003.7634	4941.8082	SS
			corbld	208	5016.9526	4945.4271	SS
			endfnc	209	5262.4123	4938.8907	SS
			fndhub	210	5304.9321	4991.0450	SS
			fndrrspk	211	5346.7343	5047.2383	SS
			fndrrspk	212	5396.2496	5053.9658	SS
			fndnhhb	213	4906.8598	4987.3150	SS
			ipin**	214	5148.5083	5019.6971	SS
			cirwll**	215	5247.4999	5034.4251	SS
			CORTRIM	216	5298.5225	5029.1235	TRA
			cortrim	217	5292.6989	5033.7065	SS
			cortrim	218	5270.2997	5030.5851	SS

JOB #7 747sullivan [1255]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-07-2025-----				12:02:40	----------	D:...\BMHOME16	
			corpatio	219	5296.5604	5041.1573	SS
			corpatio	220	5266.4507	5036.9340	SS
			chim***	221	5269.7672	5020.7098	SS
			cortrim*	222	5272.0127	4988.7281	SS
			corstep	223	5270.4340	5002.1061	SS
			corcap**	224	5253.3987	4987.3561	SS
			corep**	225	5253.0779	4990.9547	SS
			endcrb	226	5269.1234	4993.2278	SS
				227	5003.5771	4944.5023	INT
				228	5004.1135	4936.7443	INT
				300	5396.2420	5053.9653	
				301	5346.6994	5047.2180	TRA
				302	5297.1568	5040.4706	TRA
				303	5247.6141	5033.7233	TRA
				304	5198.0715	5026.9759	TRA
				305	5148.6279	5020.2421	TRA
				306	5099.0853	5013.4947	TRA
				307	5049.5426	5006.7474	TRA
				308	5000.0000	5000.0000	TRA
				309	4906.8598	4987.3150	TRA
				310	5409.8147	4947.2752	TRA
				311	5009.1437	4947.0639	TRA
				312	5273.0331	4944.0352	TRA
				313	5309.3156	4944.8946	INT
				314	5359.5652	4946.0849	INT
				315	5303.2363	4992.6818	TRA
				316	5253.3087	4988.9605	INT
				317	5259.0034	4944.1962	INT
				318	5208.5287	4944.7755	INT
				319	5208.5287	4944.7755	INT
				320	5161.2106	4945.3186	INT
				321	5110.4370	4945.9013	INT
				322	5059.6633	4946.4841	INT
				323	5010.8457	4937.2098	TRA
				324	5060.9838	4938.6213	INT
				325	5111.4211	4940.0413	INT
				326	5161.8584	4941.4613	INT
				327	5208.7823	4942.7823	INT

Point#, Start#-End# or G#= 4-

OWNER OF RECORD:
PATRICIA A. & KEITH SULLIVAN
719 OCEAN BOULEVARD
HAMPTON, NH 03842

TAX MAP 223 LOT 117-1
ZONING CLASS: BS
LOT AREA: 2332 SF±
RCRD 5634-1463
SEE RCRD PLAN D6262

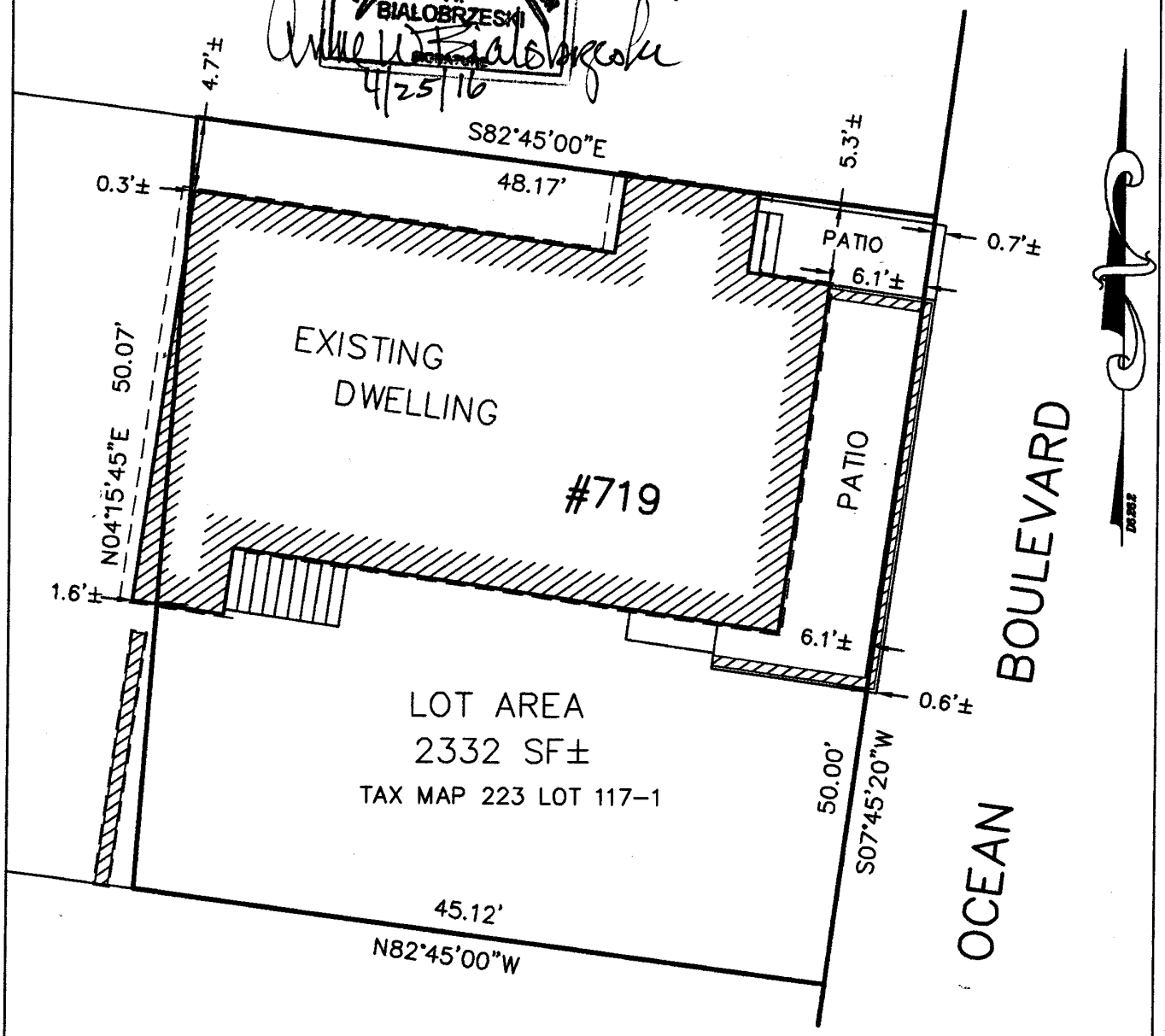
BUILDING PERMIT APPLICATION PLAN
719 OCEAN BOULEVARD
HAMPTON, NH
SCALE:1"=10' APRIL 25, 2016

STOCKTON SERVICES
HAMPTON, NH

10 0 5 10 20
1 INCH = 10 FEET

STATE OF NEW HAMPSHIRE LAND SURVEYOR
No. 752
ANNE W. BIALOBRZESKI

4/25/16



FOR BUILDING PERMIT APPLICATION ONLY.
OFFSETS SHOWN ARE FROM CORNER SIDING.

SUBJECT PROPERTY LIES IN FEMA FLOOD HAZARD ZONE AO – DEPTH 1'

747

17 KINGS HWY

Location	17 KINGS HWY	**Assessment**	$243,300
Mblu	223/ 116/ / 1/	**Appraisal**	$243,300
Acct#	5827	**PID**	5827
Owner	BRADLEY, CLAUDETTE L REVOC TRUST	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$66,000	$177,300	$243,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$66,000	$177,300	$243,300

Owner of Record

Owner	BRADLEY, CLAUDETTE L REVOC TRUST	**Sale Price**	$0
Co-Owner	BRADLEY, CLAUDETTE	**Certificate**	
Address	17 KINGS HWY HAMPTON, NH 03842	**Book & Page**	5411/0430
		Sale Date	02/15/2013
		Instrument	44

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BRADLEY, CLAUDETTE L REVOC TRUST	$0		5411/0430	44	02/15/2013
CLAUDETTE L. BRADLEY	$0		5411/0419	38	02/15/2013
BRADLEY, RICHARD A & CLAUDETTE L	$0		2538/2062		03/25/1985

Building Information

Building 1 : Section 1

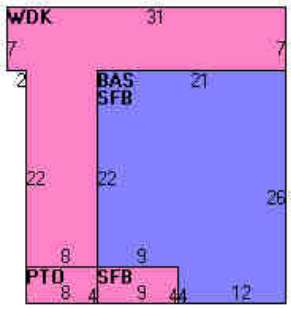
Year Built: 1940
Living Area: 510
Replacement Cost: $86,729
Building Percent Good: 75
Replacement Cost Less Depreciation: $65,000

Building Attributes	
Field	**Description**
Style	Conventional
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	K PINE/A WD
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Floor/Wall Htr
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
MHP	

Building Photo

(http://images.vgsi.com/photos/HamptonNHPhotos//\00\01\20/87.jpg)

Building Layout



Building Sub-Areas			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	510	510
PTO	Patio	32	0
SFB	Basement, Semi Fin	546	0
WDK	Deck, Wood	393	0
		1481	510

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	BS
Neighborhood	60
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.05
Frontage	0
Depth	0
Assessed Value	$177,300
Appraised Value	$177,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			60 S.F.	$1,000	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$66,000	$177,300	$243,300
2014	$66,000	$177,300	$243,300
2013	$66,000	$177,300	$243,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$66,000	$177,300	$243,300
2014	$66,000	$177,300	$243,300
2013	$66,000	$177,300	$243,300

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719 OCEAN BLVD

Location	719 OCEAN BLVD	**Assessment**	$553,600
Mblu	223/ 117/ / 1/	**Appraisal**	$553,600
Acct#	5828	**PID**	5828
Owner	SULLIVAN, PATRICIA A. & KEITH	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$301,900	$251,700	$553,600

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$301,900	$251,700	$553,600

Owner of Record

Owner	SULLIVAN, PATRICIA A. & KEITH	**Sale Price**	$606,000
Co-Owner		**Certificate**	
Address	91 EDGEWOOD AVE. HAVERHILL, MA 01832	**Book & Page**	5634/1463
		Sale Date	07/08/2015
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SULLIVAN, PATRICIA A. & KEITH	$606,000		5634/1463	00	07/08/2015
DOWLEARN, R STEVEN & MARGARET	$330,000		3313/2168	00	07/30/1998
MANGANO, MARIA	$0		3051/2388	1A	05/11/1994
MANGANO, GAETANO	$0		2761/0777		09/26/1988

Building Information

Building 1 : Section 1

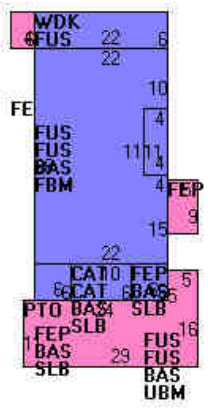
Year Built: 1987
Living Area: 2772
Replacement Cost: $330,969
Building Percent Good: 90
Replacement Cost Less Depreciation: $297,900

Building Attributes	
Field	**Description**
Style	Modern/Contemp
Model	Residential
Grade:	Good
Stories:	3
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	7 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
MHP	

Building Photo

(http://images.vgsi.com/photos/HamptonNHPhotos//\00\00\87/37.jpg)

Building Layout



Building Sub-Areas			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	1716	1716
BAS	First Floor	1056	1056
CAT	Cathedral Ceiling	120	0
FBM	Basement, Finished	880	0
FEP	Porch, Enclosed, Framed	141	0
PTO	Patio	344	0
SLB	Con. Slab	132	0
UBM	Basement, Unfinished	44	0
WDK	Deck, Wood	132	0
		4565	2772

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1 UNITS	$4,000	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	BS
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.05
Frontage	0
Depth	0
Assessed Value	$251,700
Appraised Value	$251,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$301,900	$251,700	$553,600
2014	$300,600	$251,700	$552,300
2013	$300,600	$251,700	$552,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$301,900	$251,700	$553,600
2014	$300,600	$251,700	$552,300
2013	$300,600	$251,700	$552,300

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Printed from Internet for on 4/23/2016

1446-417

1446:417

THIS INDENTURE made this first day of April, 19 57 by and between the *Town of Hampton,* a municipal corporation in the County of Rockingham, in the State of New Hampshire, party of the first part, to be hereinafter called the lessor, and Gerald F. Dineen and Edythe C. Dineen, of Somerville, in the County of Middlesex, Commonwealth of Massachusetts, as joint tenants with the right of survivorship, and not as tenants in common,

party of the second part, to be hereinafter called the lessee,

WITNESSETH that said lessor in consideration of Thirty-five no/100 dollars, to it in hand before the delivery hereof well and truly paid by the lessee, the receipt whereof is hereby acknowledged, and in further consideration of the rents, covenants and agreements hereinafter mentioned to be paid, kept and performed by the lessee, has leased, and by these presents does lease to said lessee all those premises situate at the beach in Hampton in said County of Rockingham, known as lot Number Easterly half of #317 in Block Number on Plan of Plantation lots made in Feb. 1919, by Wm. A. Grover, C. E., more particularly bounded and described as follows, to wit:—

TO HAVE AND TO HOLD said premises with the appurtenances thereto belonging unto said lessee, the i heirs and assigns for the term of ten years from the day of the date hereof, yielding and paying rent therefor as hereinafter provided.

Rel
E. Cop. Clerk

Assign
2258-1534

Printed from Internet for on 4/23/2016

QUITCLAIM DEED

2269-1966

27660

'76 NOV-9 PM 4:27
REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

I, LEONITA S. PARTIN,

of Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to JOSEPH F. QUINN and JANICE M. QUINN, husband and wife, as Joint Tenants with rights of survivorship,

9 M Street
(Street Address)
of Hampton, Rockingham County, State of
(Town or City)
New Hampshire, with QUITCLAIM covenants, the following described premises:

(Description of land or interest therein being conveyed: incumbrances, exceptions, reservations, if any)

A certain leasehold interest in a certain parcel of real estate with the buildings thereon situate at Hampton Beach, County of Rockingham, State of New Hampshire, being known as the Easterly half of Lot 317 on Plan of Plantation Lots made in February, 1919, by William A. Grover, C. E., said premises being further described in a ground lease from The Town of Hampton to Leonita S. Partin recorded in Rockingham Records.

The described leasehold premises are the same premises conveyed to the Grantor by deed of Daniel X. Dineen, Mary Tully and Frances A. Bednarek dated April 30, 1976, and recorded in Book 2258, Page 1531 of the Rockingham County Registry of Deeds. The described premises are subject to all restrictions and easements of record.

The 1976 real estate taxes and land rent are to be paid by the Grantor.

This is not homestead property.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
NOV-9'76
$66.75
P.B. 10665
055714

~~wife~~ husband of ~~said Grantor~~ ~~and~~ of ~~said Grantor~~

WITNESS my hand and seal this 5th day of November, 1976.

Witness:

Leonita S. Partin

STATE OF NEW HAMPSHIRE
ROCKINGHAM, ss.

November 5th, 1976

Leonita S. Partin
Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,

Justice of the Peace
~~Notary Public~~

Printed from Internet for on 4/24/2016

BK2511 PO152

KNOW ALL MEN BY THESE PRESENTS, That We, JOSEPH F. QUINN and JANICE M. QUINN, both of 719 Ocean Boulevard, Hampton, County of Rockingham, and State of New Hampshire

for consideration paid, grant to GAETANO MANGANO and MARIA CORCORAN, both of 1461 Pawtucket Blvd., Lowell, County of Middlesex and Commonwealth of Massachusetts, as joint tenants with rights of survivorship,

35563

Sep 14 9 46 AM '94
Rockingham County
Registry of Deeds

with **Quitclaim Covenants** the following described real estate:

A certain leasehold interest in a certain parcel of real estate with the buildings thereon, situate at Hampton Beach, County of Rockingham and State of New Hampshire, being known as the Easterly half of Lot 317 on Plan of Plantation Lots made in February, 1919, by William A. Grover, C.E., said premises being further described in a ground lease from the Town of Hampton to Joseph F. Quinn and Janice M. Quinn recorded in the Rockingham County Registry of Deeds in Book 2270, Page 1283.

Meaning and intending to convey the same premises conveyed to these Grantors by deed of Leonita S. Partin dated November 5, 1976 and recorded in the Rockingham County Registry of Deeds in Book 2269, Page 1966.

087920 STATE OF NEW HAMPSHIRE STATE TAX COMMISSION TAX ON TRANSFER OF REAL PROPERTY SEP 14'94 725.00 RR. 10669

087919 STATE OF NEW HAMPSHIRE STATE TAX COMMISSION TAX ON TRANSFER OF REAL PROPERTY SEP 14'94 725.00 RR. 10669

We being, husband & wife ~~of said grantor~~ release to said grantee all rights of homestead and other interests therein

Shirley P. Philbrick (to Both)

Joseph F. Quinn
Janice M. Quinn

State of New Hampshire

Rockingham ss. Sept. 14 A.D. 94

Personally appeared Joseph F. Quinn and Janice M. Quinn

known to me, or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained

Before me Shirley P. Philbrick
Justice of the Peace - ~~Notary Public~~

Printed from Internet for on 4/23/2016

11320

Mar 28 12 00 PM '85

Rockingham County
Registry of Deeds

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that, The Town of Hampton, a municipal corporation organized under the laws of the State of New Hampshire and located in Rockingham County, for consideration paid, grants to Gaetano Mangano and Maria Corcoran of 1461 Pawtucket Boulevard, Lowell, County of Middlesex and Commonwealth of Massachusetts, as tenants in common with QUITCLAIM COVENANTS;

The following described parcel of land located in said Town of Hampton, and said County of Rockingham, known as Lot Number 317A, Block 1 on Plan of Plantation Lots dated July 1976 by John W. Durgin, C.E., P.A., recorded at Rockingham County Registry of Deeds (Ref: D-6262), being also shown on said Town's Tax Assessor's records as Map 120, Lot Number 317 and more particularly described as follows:

Beginning at a railroad spike set at the southeasterly corner of Lot 318 on the westerly side of Ocean Boulevard; thence proceeding S 07° 45' 20" W by and along said Ocean Boulevard a distance of 50.00' to a PK nail set at the corner of the conveyed premises and Lot 316 as shown on said plans; thence proceeding N 82° 45' 00" W along said Lot 316 a distance of 45.12' to a point at the corner of the conveyed premises, and said Lot 310 , said point also being on the northerly sideline of Lot 316; thence proceeding N 04° 15' 45" E along said Lot 310 a distance of 50.07' to a PK nail set at the corner of the conveyed premises and said Lot 310 , said point also being on the southerly sideline of said Lot 318; thence proceeding S 82° 45' 00" E along said Lot 318 a distance of 48.17' to the point begun at.

Meaning and intending to convey the same premises as shown on said plan and as described in a certain lease from Grantor to Grantees dated September 4, 1984.

Subject, in perpetuity, to the following covenants and restrictions:

1. The Grantees agree that the premises shall be subject to the more restrictive of the terms of this deed or the applicable provisions of the Ordinances, laws, and regulations of the Town of Hampton.

2. The Grantees agree that no trade or occupation shall be conducted, or suffered to be conducted, on the conveyed premises or use made thereof which would be unlawful, improper, noisy or offensive, or contrary to any law or ordinance in force in the Town of Hampton.

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3. No fences may be erected upon said premises other than ornamental fences of no more than a three-foot height.

4. The only structures permitted to be erected or placed upon said lot shall be one single-family dwelling, containing no more than four bedrooms, with no more than a two-car garage. No commercial use shall be made of the premises except that which is in existence on the execution of this deed.

5. Subject, further, to the right of the Town of Hampton to maintain easements or rights-of-way above, across and/or under the premises, and to the right of the Town of Hampton to enter upon and use a strip of land of sufficient width for the installation and maintenance of storm and sanitary sewer mains.

6. This conveyance is subject to the rights, if any, of the Exeter & Hampton Electric Company, a corporation duly established by law with its principal place of business in Exeter, in said County of Rockingham, to maintain poles, wires, crossarms, supporting fixtures and appurtenances on, over or across the subject premises as set forth in a certain agreement between said Town of Hampton and said Exeter & Hampton Electric Company dated May 10, 1946, and recorded in Hampton Town Records, and is subject to all other existing easements or easements of record.

7. The conveyed premises shall be subject to all properly assessed taxes, municipal and otherwise. The Grantees, their heirs, administrators, successors, assigns, and legal representatives shall, likewise, be obligated to pay all assessments, betterments, sewer-use fees and all other lawfully assessed fees levied upon the conveyed premises.

The Grantor further reserves the perpetual right to pass and repass over the subject parcel in order to maintain, repair, and replace all pipes, wires, posts, and other items and equipment, relating to utilities services furnished, owned or supervised by the Grantor. The Grantor shall, at all times, exercise its said rights in a reasonable manner. At its own expense, the Grantor shall return the subject premises to the same condition as they were in prior to the Grantor's exercise of its rights under this reservation.

In addition, the Town of Hampton specifically reserves from the above conveyance any public rights of way on or under any existing sidewalks, rights of way, highways, sewer lines and basins, utility easements, water lines, drainage easements and/or pipes and any other public improvements together with the right to improve, maintain and expand as reasonably required the above said betterments, easements, public rights of way consistent with the overall needs of the Town of

Printed from Internet for on 5/3/2016

Hampton, now and in the future.

All restrictions and reservations herein are binding on the Grantees, their heirs, administrators, successors, assigns, and legal representatives.

Grantee shall be responsible for all real estate taxes for the property conveyed herein as of and after the date of this deed.

IN WITNESS WHEREOF, the said Town of Hampton, on this 25TH day of March, 1985, has caused this deed to be duly executed by its Selectmen, thereunto duly authorized by vote of said Town of Hampton dated May 11, 1982.

Witness — Ashton J. Norton, Selectman

To The Selectmen
Witness — Dona R. Janetos, Selectman

Witness — John R. Walker, Selectman

Witness — Glyn P. Eastman, Selectman

Witness — Ansell W. Palmer, Selectman

Printed from Internet for on 5/3/2016

Dated: 3/25/85

THE STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared the above named Ashton J. Norton, Dona R. Janetos , ~~John R. Walker~~, Glyn P. Eastman and Ansell W. Palmer , Selectmen of the Town of Hampton and acknowledged that they executed the same for the purposes contained therein.

Before me,

Philip G. Richards

~~Notary Public~~/Justice of the Peace

Printed from Internet for on 4/23/2016

'76 JUN-9 PM 3:24
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS
12304

NO STAMPS REQUIRED

I, GERALD F. DINEEN, of **Somerville, Massachusetts**

being single,

for consideration paid, **2258-1530**

grant to MARY TULLY of 584 Plumwood Dr.
W.P.A.F.B., Ohio
DANIEL X. DINEEN of 36 Center St. St. Johnsville, New York and

FRANCES A. BEDNAREK of Box 175, Watkins Rd. Horsehead, New York

with WARRANTY COVENANTS,

All my right, title and interest in a certain parcel of real estate with the buildings thereon situated at the beach in Hampton, Rockingham County, State of New Hampshire, known as Easterly half of Lot #317 on Plan of Plantation Lots made in February 1919 by William A. Grover, C. E.

For my title, see Probate #49999 in Rockingham County Registry of Probate.

Said premises being further described in a ground lease from Town of Hampton to Gerald F. and Edythe Dineen recorded in Rockingham County Registry of Deeds, Book 1446, Page 417.

Subject to all restrictions and easements of record.

IN WITNESS WHEREOF I set my hand this 29 day of April, 1975.

Thomas F. Spencer Jr.
Witness

Gerald F. Dineen
Gerald F. Dineen

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. APRIL 29, 1975

Then personally appeared Gerald F. Dineen, before me, and acknowledged the within instrument to be his free act and deed.

Thomas F. Spencer Jr.
Notary Public

My Commission expires January 15, 1982

Printed from Internet for on 4/24/2016

BK2761 P0777

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Gaetano Mangano and Maria Mangano, formerly Maria Corcoran, of Hampton, Rockingham County, New Hampshire, for consideration paid, grant to Gaetano Mangano and Maria Mangano, husband and wife, as joint tenants, of 719 Ocean Boulevard, Hampton, Rockingham County, New Hampshire,

with QUITCLAIM COVENANTS,

The following described parcel of land located in said Town of Hampton, and said County of Rockingham, known as Lot Number 317A, Block 1 on Plan of Plantation Lots dated July 1976 by John W. Durgin, C.E., P.A., recorded at Rockingham County Registry of Deeds (Ref: D-6262), being also shown on said Town's Tax Assessor's records as Map 120, Lot Number 317 and more particularly described as follows:

Beginning at a railroad spike set at the southeasterly corner of Lot 318 on the westerly side of Ocean Boulevard; thence proceeding S 07° 45' 20" W by and along said Ocean Boulevard a distance of 50.00' to a PK nail set at the corner of the conveyed premises and Lot 316 as shown on said plans; thence proceeding N 82° 45' 00" W along said Lot 316 a distance of 45.12' to a point at the corner of the conveyed premises, and said Lot 310, said point also being on the northerly sideline of Lot 316; thence proceeding N 04° 15' 45" E along said Lot 310 a distance of 50.07' to a PK nail set at the corner of the conveyed premises and said Lot 310, said point also being on the southerly sideline of said Lot 318; thence proceeding S 82° 45' 00" E along said Lot 318 a distance of 48.17' to the point begun at.

Subject to covenants, easements, reservations and restrictions of record.

Being the premises conveyed to the grantors by deed of the Town of Hampton dated March 25, 1985, and recorded in Book 2538, Page 2046. See also deed dated September 14, 1984, and recorded in Book 2511, Page 152.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of September, 1988.

Gaetano Mangano

Gaetano Mangano

Maria Mangano

Maria Mangano, (formerly Maria Corcoran)

STATE OF NEW HAMPSHIRE

Rockingham, ss. September 21, 1988.

Then personally appeared the above named Gaetano Mangano and Maria Mangano, and acknowledged the foregoing instrument by them, to be their free act and deed, before me,

Joseph V. Hanley Notary Public

My Commission Expires: 12/13/89

46987

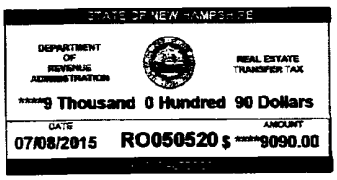
Sep 26 10 47 AM '88

ROCKINGHAM COUNTY REGISTRY OF DEEDS

16794

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
SEP 26'88
P.B. 10669
$28.00

Printed from Internet for on 4/23/2016



C/H
L-CHIP
ROA288554

2015 JUL -8 PM 3:21

028897

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: That R. STEVEN DOWLEARN and MARGARET DOWLEARN, husband and wife, of Hampton, Rockingham County, New Hampshire, for consideration paid, grants to PATRICIA A. SULLIVAN and KEITH SULLIVAN, husband and wife, as joint tenants with rights of survivorship, of 91 Edgewood Avenue, Haverhill, Massachusetts 01832 with WARRANTY COVENANTS the following described real estate:

A certain parcel of land with the buildings thereon located in said Town of Hampton, and said County of Rockingham, known as Lot Number 317A, Block 1 on Plan of Plantation Lots dated July 1976 by John W. Durgin, C.E., P.A. recorded at Rockingham County Registry of Deeds (Ref: D-6262), being also shown on said Town's Tax Assessor's records as Map 120, Lot Number 317 and more particularly described as follows:

Beginning at a railroad spike set at the southeasterly corner of Lot 318 on the westerly side of Ocean Boulevard, thence proceeding S 07° 45' 20" W by and along said Ocean Boulevard a distance of 50.00' to a PK nail set at the corner of the conveyed premises and Lot 316 as shown on said plans; thence proceeding N 82° 45' 00" W along said Lot 316 a distance of 45.12' to a point at the corner of the conveyed premises, and said Lot 310, said point also being on the northerly sideline of Lot 316; thence proceeding N 04° 15' 45" E along said Lot 310 distance of 50.07' to a PK nail set at the corner of the conveyed premises and said Lot 310, said point also being on the southerly sideline of said Lot 318; thence proceeding S 82° 45' 00" E along said Lot 318 a distance of 48.17' to the point begun at.

Subject to covenants, easements, reservations and restrictions of record.

Printed from Internet for on 4/23/2016

Meaning and intending to convey the same premises conveyed to R. Steven Dowlearn and Margaret Dowlearn by deed of Maria Mangano dated July 30, 1998, recorded with said Registry of Deeds at Book 3313, Page 2168.

The Grantors release all homestead rights.

Executed this 8th day of July, 2015.

Witness

R. Steven Dowlearn

Witness

Margaret Dowlearn

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

On this 8th day of July, 2015 before me, the undersigned officer, personally appeared R. Steven Dowlearn known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he executed the same for the purposes therein contained.

MARIA BONANNO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 12, 2019

Justice of the Peace/Notary Public

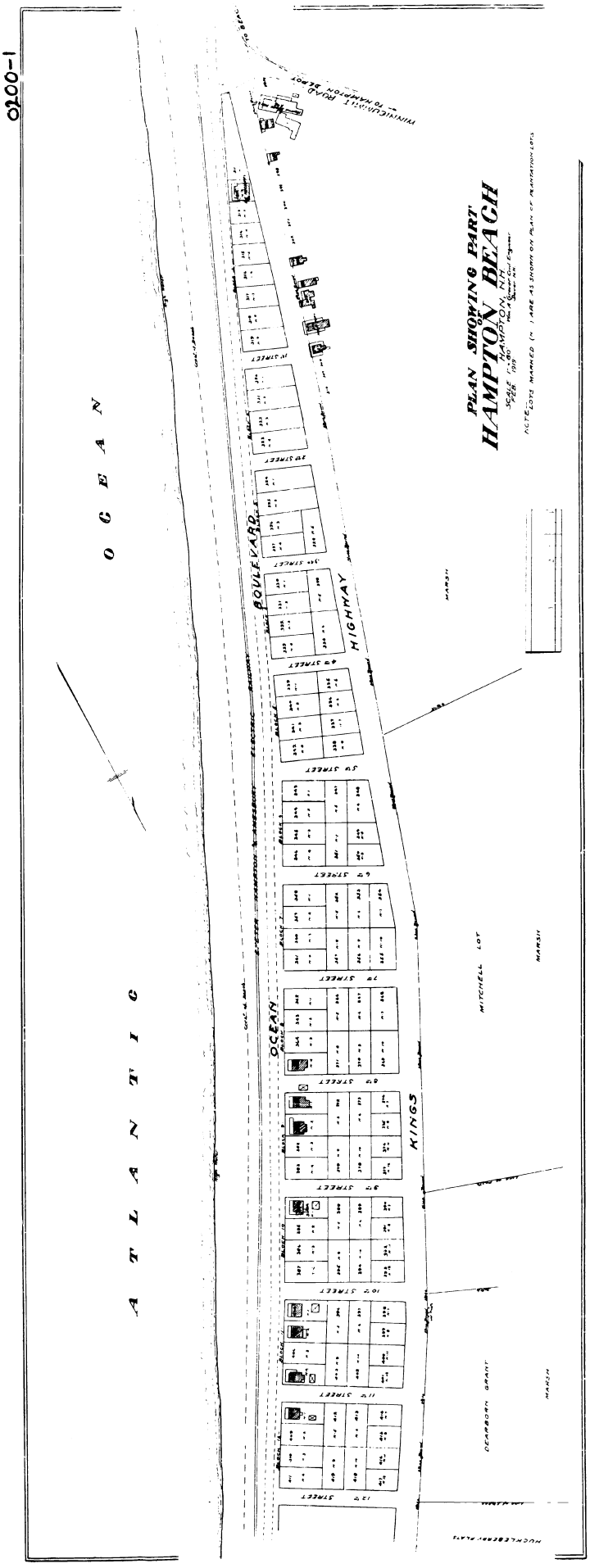
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

On this 8th day of July, 2015 before me, the undersigned officer, personally appeared Margaret Dowlearn known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that she executed the same for the purposes therein contained.

MARIA BONANNO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 12, 2019

Justice of the Peace/Notary Public

Printed from Internet for on 4/12/2016



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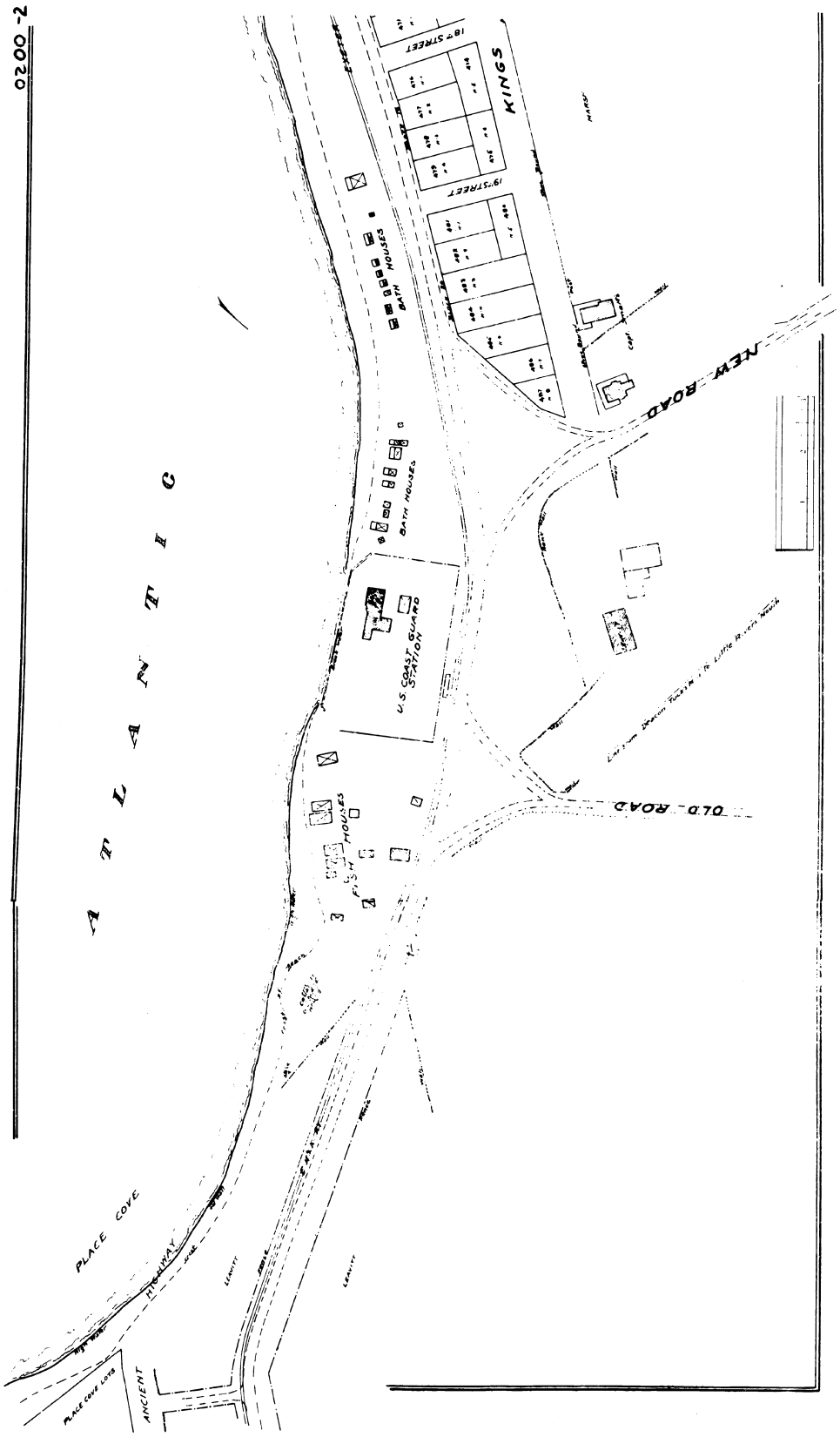

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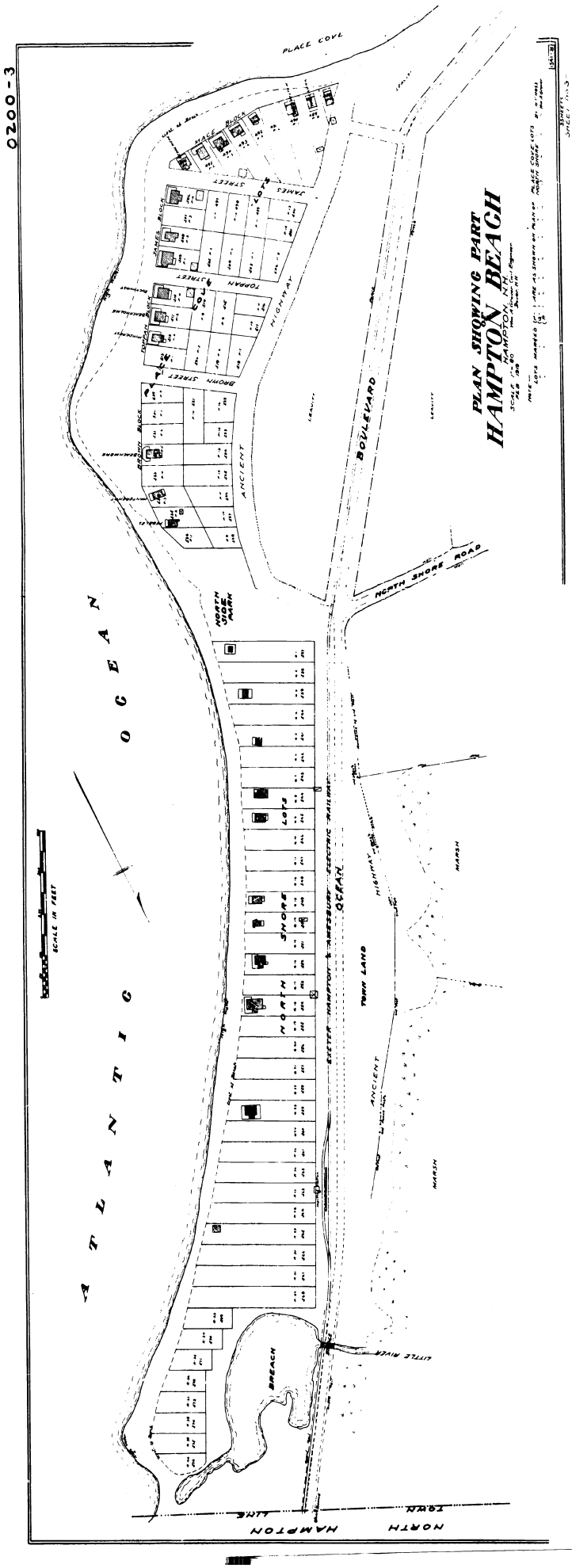


'76 SEP 17 A 8:50 22586

REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

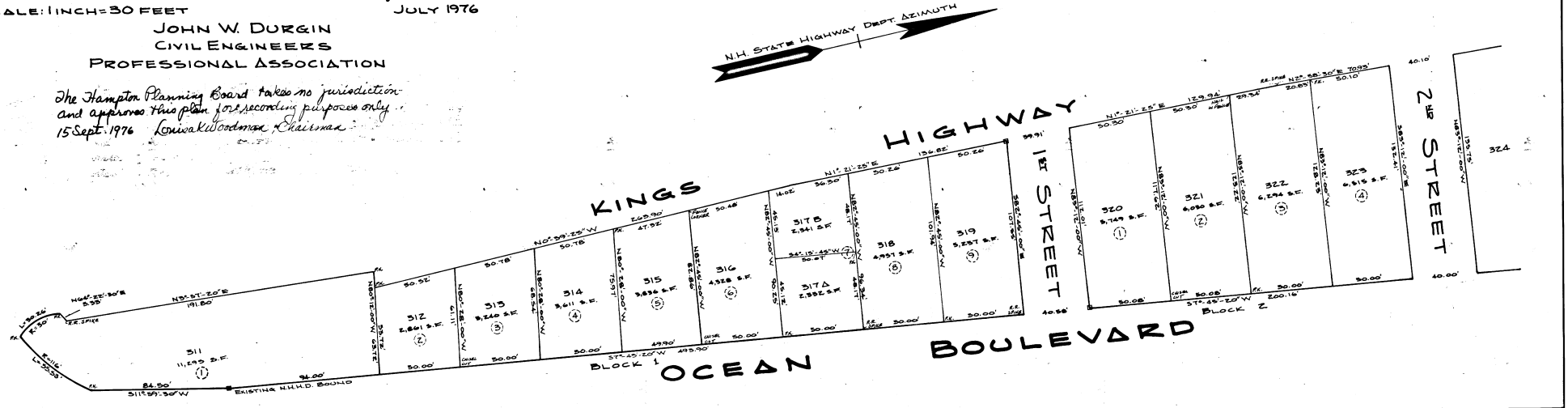
RESURVEY PLAT OF THE PLANTATION LOTS BLOCKS 1 THRU 6 HAMPTON BEACH, N.H.

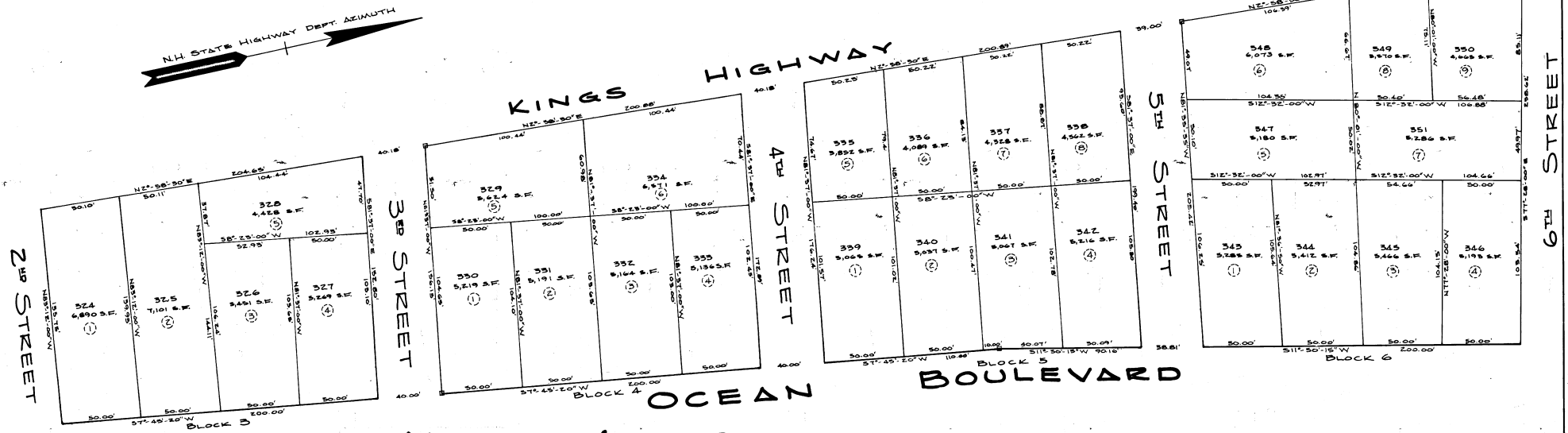
SCALE: 1 INCH = 30 FEET JULY 1976

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

The Hampton Planning Board takes no jurisdiction and approves this plan for recording purposes only.
15 Sept. 1976 Louise K. Woodman, Chairman

PLAN NOTES: THIS RESURVEY IS BASED ON "MAP OF PLANTATION LOTS", JUNE 1909, BY W.T. ROSS, RECORDED PLAT 6, PG. 11 & ALSO ON "PLAN OF PLANTATION LOTS", JUNE 1949, BY JOHN W. DURGIN, C.E., PLAN NO. 7144. KINGS HWY. & OCEAN BLVD. SIDELINES WERE ESTABLISHED BY THE N.H. HIGHWAY DEPARTMENT. THE FIELD TRAVERSE OF 6/21/76 & 6/25/76 WAS BALANCED ON AN OLIVETTI P-652 MLU MICROCOMPUTER (RAW CLOSURE 1:20,095) UTILIZING TEMPERATURE CORRECTION. FINAL CORNERS, EXCEPT AS SHOWN, ARE IRON PIPES SET 7/15/76, 7/16/76, 7/22/76, 8/2/76 & 8/5/76. ⊡ DENOTES A GRANITE BOUND SET IN CONCRETE.
SEE ALSO SHEET 2, "PLAN OF IMPROVEMENTS IN THE PLANTATION LOTS..."





FILE No. 2092 PLAN No. 5519-1

D-6262 1 of 2

SHEET 1 OF 2 SHEETS

Printed from Internet for on 7/17/2013

Printed from Internet for on 7/17/2013

'76 SEP 17 A 8:50

REGISTRATION COUNTY REGISTRY OF DEEDS

PLAN OF IMPROVEMENTS
PLANTATION LOTS
BLOCKS 1 THRU 6
HAMPTON BEACH, N.H.

SCALE: 1 INCH = 30 FEET — JULY 1976

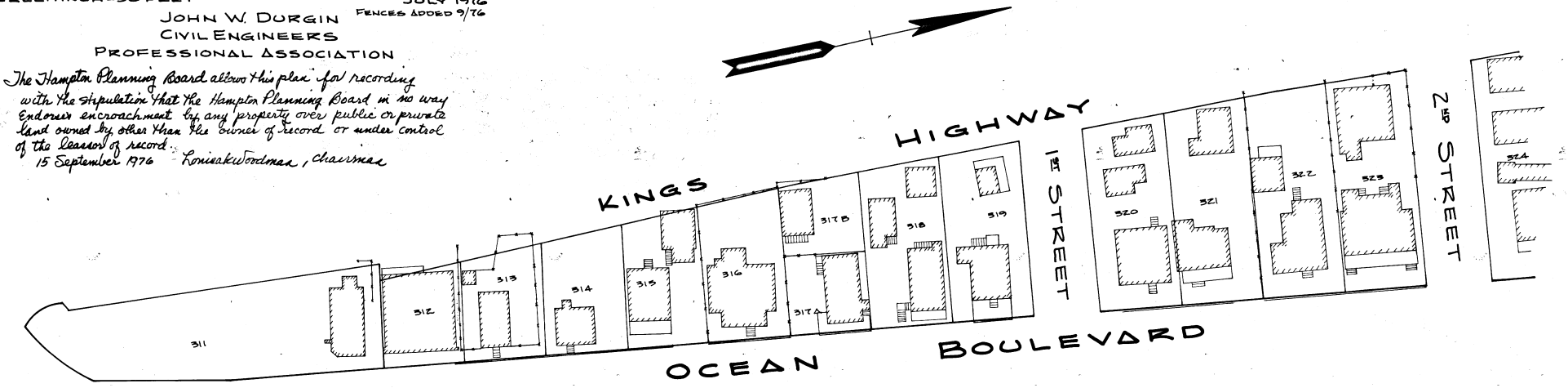
FENCES ADDED 9/76

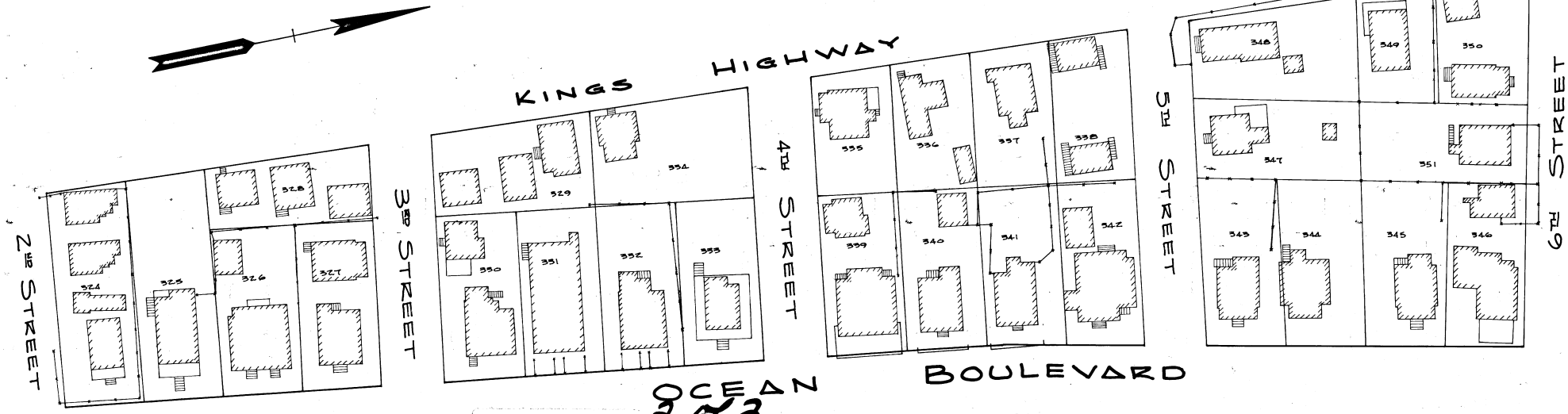
JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

ROBERT J. DURGIN No. 11 REGISTERED LAND SURVEYOR

SEE SHEET 1, "RESURVEY PLAT OF THE PLANTATION LOTS, BLOCKS 1 THRU 6"

The Hampton Planning Board allows this plan for recording with the stipulation that the Hampton Planning Board in no way Endorses encroachment by any property over public or private land owned by other than the owner of record or under control of the Leasor of record.
15 September 1976 Lorraine Woodman, Chairman





FILE NO. 2092 PLAN NO. 5519-Z

SHEET 2 OF 2 SHEETS

D-6262

Town Hampton N.H.

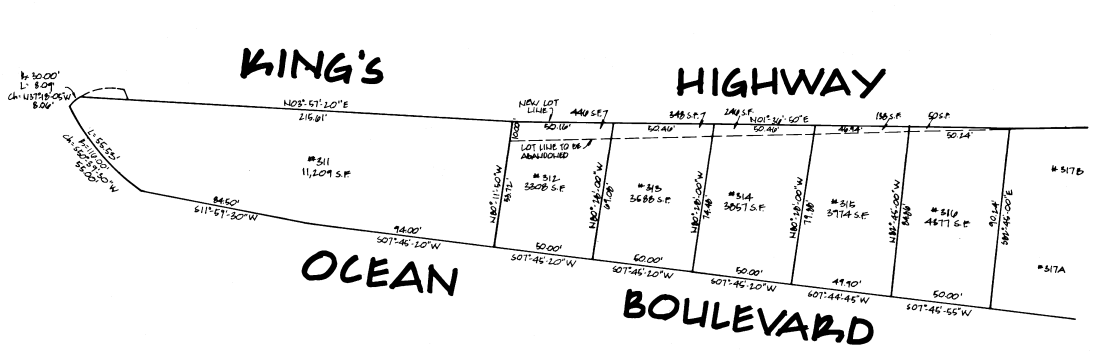
Jan 8 11 45 AM '85 0083

ENGINEERS
SURVEYORS
DESIGNERS

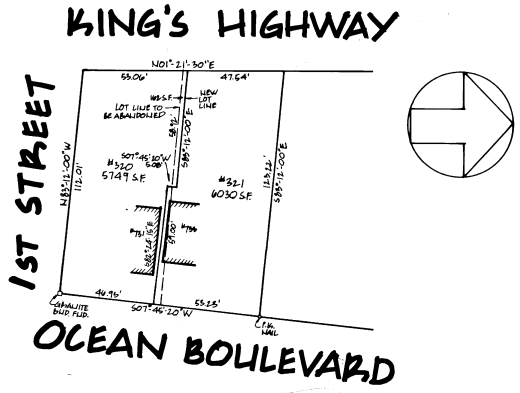
JOHN W. DURGIN ASSOCIATES, INC.
ESTABLISHED 1919

800 GREENLAND ROAD
PORTSMOUTH, N.H. 03801
1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

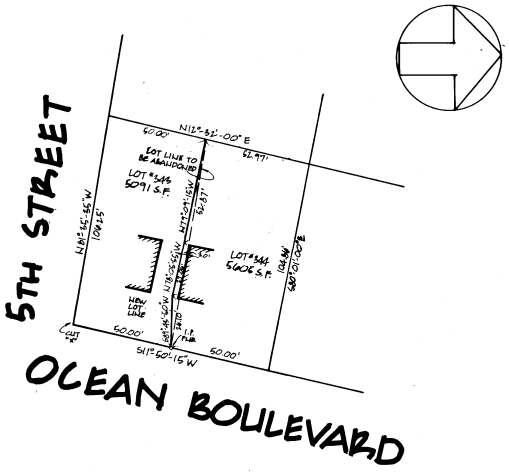
REVISIONS-



LOTS NO. 311 - 310



LOTS NO. 320 & 321



LOTS NO. 343 & 344

APPROVED:
Peter B. Olney 12-19-84
CHAIRMAN PLANNING BOARD

LOT LINE REVISIONS
"PLANTATION LOTS"
IN HAMPTON BEACH, N.H.
SCALE: 1" = 30' NOVEMBER, 1983

30 0 30 60 90 120 FEET
10 0 10 20 30 METERS

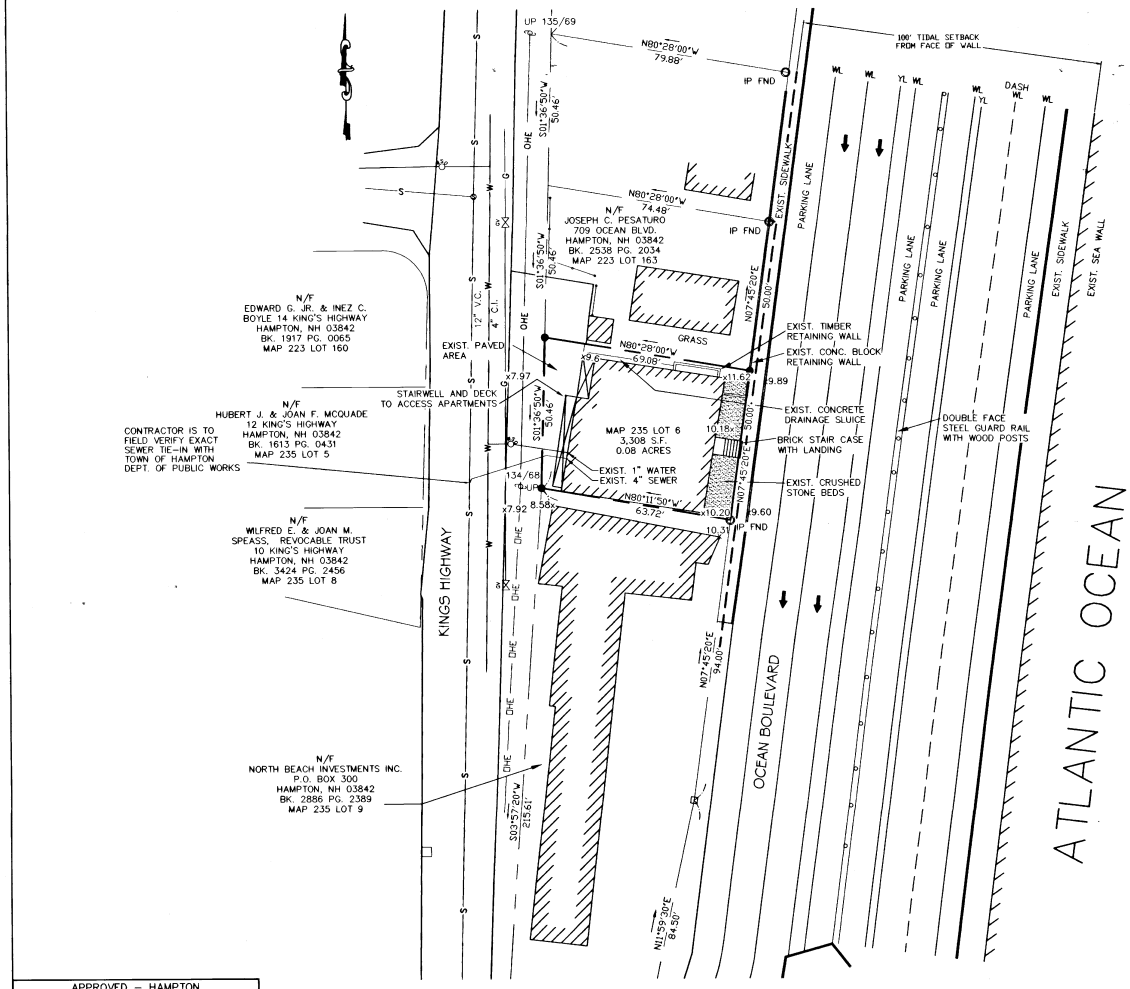
FILE NO. 2092
PLAN NO. 50208

D-13216

Printed from Internet for on 4/23/2016

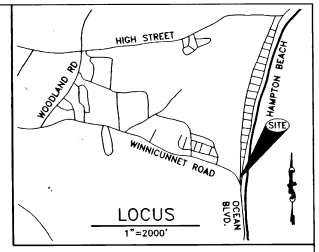
Printed from Internet for on 4/23/2016

2004 FEB 11 AM 9:44 010713


UP 135/69
N80°28'00"W 79.88'
IP FND
100' TIDAL SETBACK FROM FACE OF WALL
S01°36'50"W 50.46'
N80°28'00"W 74.48'
N/F JOSEPH C. PESATURO 709 OCEAN BLVD. HAMPTON, NH 03842 BK. 2538 PG. 2034 MAP 223 LOT 163
IP FND
S01°36'50"W 50.46'
N07°45'20"E 50.00'
EXIST. SIDEWALK
PARKING LANE
N/F EDWARD G. JR. & INEZ C. BOYLE 14 KING'S HIGHWAY HAMPTON, NH 03842 BK. 1917 PG. 0065 MAP 223 LOT 160
EXIST. PAVED AREA
GRASS
N80°28'00"W 69.09'
EXIST. TIMBER RETAINING WALL
EXIST. CONC. BLOCK RETAINING WALL
STAIRWELL AND DECK TO ACCESS APARTMENTS
N/F HUBERT J. & JOAN F. MCQUADE 12 KING'S HIGHWAY HAMPTON, NH 03842 BK. 1613 PG. 0431 MAP 235 LOT 5
CONTRACTOR IS TO FIELD VERIFY EXACT SEWER TIE-IN WITH TOWN OF HAMPTON DEPT. OF PUBLIC WORKS
MAP 235 LOT 6 3,308 S.F. 0.08 ACRES
EXIST. 1" WATER
EXIST. 4" SEWER
EXIST. CONCRETE DRAINAGE SLUICE
BRICK STAIR CASE WITH LANDING
EXIST. CRUSHED STONE BEDS
DOUBLE FACE STEEL GUARD RAIL WITH WOOD POSTS
N80°11'50"W 63.72'
IP FND
N/F WILFRED E. & JOAN M. SPEASS, REVOCABLE TRUST 10 KING'S HIGHWAY HAMPTON, NH 03842 BK. 3424 PG. 2456 MAP 235 LOT 8
KINGS HIGHWAY
OCEAN BOULEVARD
N07°45'20"E 94.00'
ATLANTIC OCEAN
N/F NORTH BEACH INVESTMENTS INC. P.O. BOX 300 HAMPTON, NH 03842 BK. 2886 PG. 2389 MAP 235 LOT 9
S03°57'20"W 215.61'
N11°59'30"E 84.50'

LEGEND

- FENCING
- UTILITY POLE
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- DRAINAGE LINE (D)
- SEWER LINE (S)
- GAS LINE (G)
- WATER LINE (W)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND ELECTRIC (UGE)
- HYDRANT
- WATER GATE
- WATER SHUT OFF
- PROPERTY LINES
- BUILDING SETBACK LINE
- TIDAL BUFFER SETBACK LINE
- EXIST. CONTOUR (100)
- PROP. CONTOUR (100)
- EDGE OF WETLANDS
- DRAINAGE FLOW DIRECTION
- IRON PIN/IRON ROD FOUND
- DRILL HOLE FOUND
- CONC. BOUND FOUND
- EXIST. SPOT GRADE (95.05)
- PROP. SPOT GRADE (x100)
- GRANITE BND TO BE SET
- IRON PIN/IRON ROD TO BE SET



PLAN REFERENCES:

1.) "LOT LINE REVISIONS, PLANTAION LOTS, IN HAMPTON BEACH, N.H." PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. SCALE: 1" = 30'; DATED: NOVEMBER 1983.

NOTES:

1) THE EXISTING STRUCTURE CONSISTS OF A (7) UNIT APARTMENT BUILDING WHICH WAS DESTROYED BY FIRE.

2) THE SUBJECT PARCEL IS LOCATED IN THE BEACH SEASONAL ZONE (BS).

3) EXISTING CONDITIONS GENERATED FROM PLAN REFERENCE #1 AND ON SITE SURVEY.

4) EXISTING CONDITIONS:
TOTAL BUILDING FOOTPRINT 2,115 SQ. FT.
TOTAL IMPERVIOUS AREA 2,677 SQ. FT.
MAXIMUM SEALED SURFACE ALLOWED = 85%
SEALED SURFACE PROVIDED 81%

5) BS ZONE REQUIREMENTS
SETBACKS:
FRONT=4'
SIDE=4'
REAR=4'
MIN. LOT AREA=5,000 SF
LOT AREA/DWELLING UNIT=2500 SF
MIN. FRONTAGE=20'

6) THE PROPERTY IS LOCATED IN THE FLOOD ZONE AO, PER F.I.R.M. MAP 330132-0008B, DATED JULY 3, 1986.

APPROVED – HAMPTON, NEW HAMPSHIRE PLANNING BOARD
CHAIR
DATE: 2/9/04

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Sheet 1 of 2

D-31350

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."
STEVEN O'NEIL, L.L.S. 2/3/04 DATE:

APPLICANT/OWNER OF RECORD
PRIDE DEVELOPMENT
180 DRAKESIDE ROAD
HAMPTON, NH 03842

PROJECT PARCEL
TOWN OF HAMPTON
TAX MAP 235, LOT 6
BOOK 2445, PAGE 905

TOTAL LOT AREA
3,308 SQ. FT.
0.08 ACRES

Rev.	Date	Revision	By
2	1/29/04	REVIEW LINES THROUGH TEXT	JAC
1	1/21/02	REVISED PER TOWN REVIEW	JAC
0	8/16/01	ISSUED FOR APPROVAL	RGW

STATE OF NEW HAMPSHIRE 716 STEVEN O'NEIL LICENSED LAND SURVEYOR

Design:	Draft:	Date:
Checked:	Scale: 1"= 20'	Job No.: 01073
File Name: 01073 – 707 OCEAN BOULEVARD		

This plan shall not be modified without written permission from Jones & Beach Engineers, Inc. (J&B). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to J&B.

Jones & Beach Engineers, Inc.
Civil Engineering Services
PO Box 219
85 Portsmouth Ave.
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: jonesandbeach@empire.net

Drawing Name:	EXISTING CONDITIONS PLAN
Project:	707 OCEAN BOULEVARD, HAMPTON, NH
Client	PRIDE DEVELOPMENT 180 DRAKESIDE ROAD HAMPTON, NH 03842

Drawing No. C1
SHEET 1 OF 2

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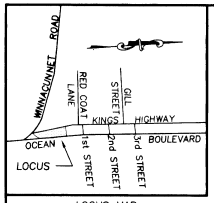


LOCUS MAP
N.T.S.

ZONING DISTRICT
BUSINESS / SEASONAL
MINIMUM REQUIREMENTS

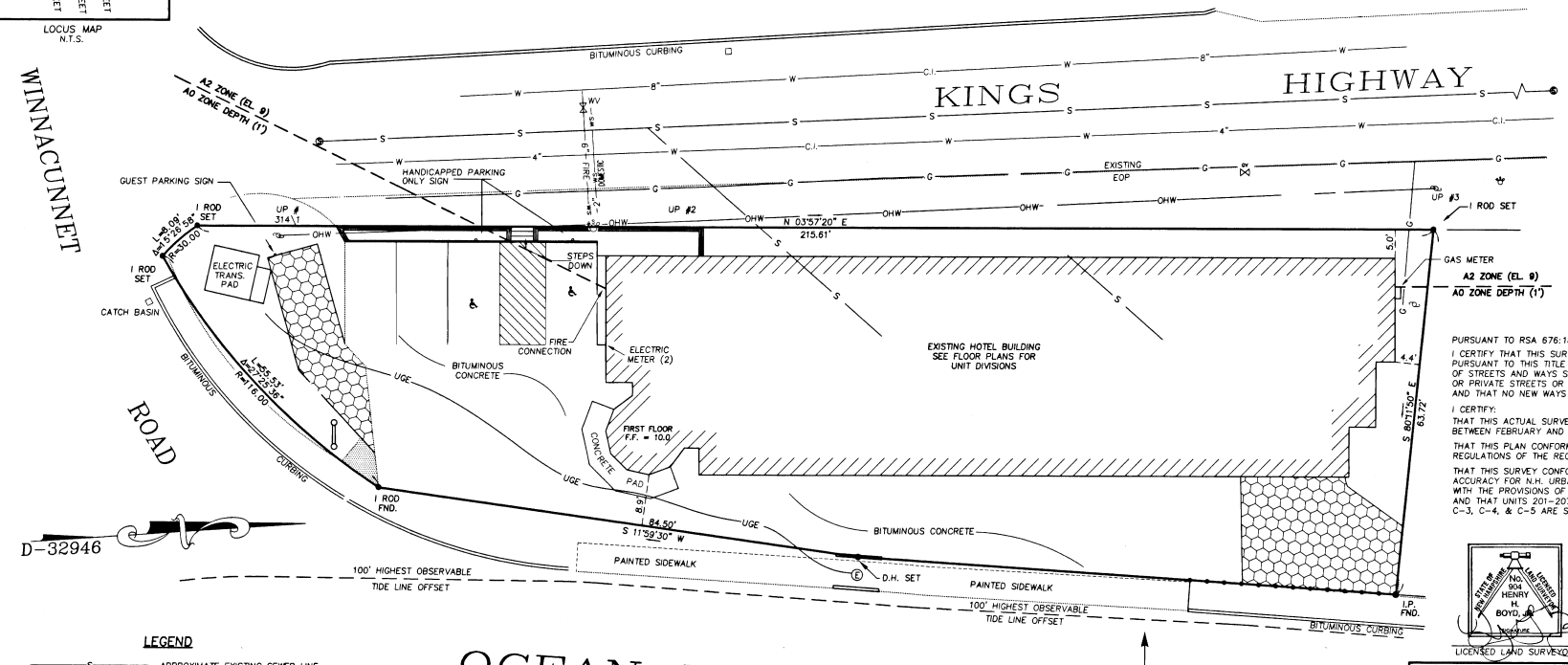
AREA	5,000 S.F.
FRONTAGE	20 FT.
BUILDING SETBACKS	
FRONT	4 FT.
SIDE	4 FT.
REAR	4 FT.

(235/10) N/F
VILLAGE BY THE SEA
CONDOMINIUM ASSOC.
C/O BILL FARDY, CHMN.
2 KINGS HIGHWAY #7
HAMPTON, NH 03842

(235/8) N/F
WILFRED E. & JOAN M. SPEASS
REVOCABLE TRUST
10 KINGS HIGHWAY
HAMPTON, NH 03842
BK. 3424 PG. 2456

(235/5) N/F
HUBERT J. & JOAN F. McQUADE
12 KINGS HIGHWAY
HAMPTON, NH 03842
BK. 1613 PG. 0431

(235/9)
LOT AREA
11,210 S.F.
0.26 ACRES
RECORD OWNER
THE OCEAN CLUB, LLC
703 OCEAN BLVD.
HAMPTON, NH 03842
BK. 4611 PG. 1063
PLAN REFERENCE
D-32946



(235/6) N/F
PAMELA M. KOPKA
180 DRAKESIDE ROAD
HAMPTON, NH 03842
BK. 3672 PG. 1732

PURSUANT TO RSA 676:18,III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY AND JULY 2006.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(I) AND THAT UNITS 201-207, 301-307, 401-407, 501-507, C-3, C-4, & C-5 ARE SUBSTANTIALLY COMPLETED.

STATE OF NEW HAMPSHIRE — No. 904 — HENRY H. BOYD, JR. — LICENSED LAND SURVEYOR

LICENSED LAND SURVEYOR — 08-08-06 — DATE

LEGEND

S	APPROXIMATE EXISTING SEWER LINE
W	APPROXIMATE EXISTING WATER LINE
G	APPROXIMATE EXISTING GAS LINE
SS	APPROXIMATE SEWER SERVICE
WS	APPROXIMATE WATER SERVICE
UGE	UNDERGROUND ELECTRIC UTILITIES
S	EXISTING SEWER MANHOLE
D	EXISTING DRAIN MANHOLE
0/00	ASSESSORS MAP AND PARCEL
■ N.H.H.B.	NEW HAMPSHIRE HIGHWAY BOUND
■ S.B.	STONE BOUND
● D.H.	DRILL HOLE
PK	MASONRY NAIL
BFE	BASE FLOOD ELEVATION
○ I.P.	IRON PIPE
● I. ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
	EXISTING HYDRANT
	EXISTING STREET SIGN
	PROPOSED WATER SHUTOFF
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING GAS VALVE
	PROPOSED SEWER SERVICE
	PROPOSED STREET LIGHT
E	ELECTRIC MANHOLE
UGE	UNDERGROUND ELECTRIC UTILITIES

OCEAN BOULEVARD

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

2) **THIS PARCEL LIES WITHIN THE AO AND THE A2 FLOOD ZONES. SEE F.I.R.M. COMMUNITY PANEL 330132 0441 E DATE: MAY 17, 2005.**
THE 100-YEAR BASE FLOOD ELEVATION IS DEFINED AS ELEVATION 9 N.G.V.D. F.I.R.M. COMMUNITY PANEL NUMBER: 330132 0441 DATE: MAY 17, 2005.

3) ELEVATIONS ARE REFERENCED TO 1929 N.G.V.D. DATUM.

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

100' HIGHEST OBSERVABLE TIDE LINE

AREA NOTE:

ALL AREA IS COMMON ON LOT AND WITHIN BUILDING EXCEPT THAT WHICH IS SHOWN AS UNIT AREA.

NO.	DATE	DESCRIPTION	BY

SITE PLAN

CONDOMINIUM PLAN

IN

HAMPTON, NH

SHOWING

UNITS 201-207, 301-307, 401-407, 501-507, C-3, C-4 & C-5 OF THE OCEAN CLUB CONDOMINIUM AT 703 OCEAN BOULEVARD
(ASSESSORS MAP 235 LOT 9)

RECORD OWNER

THE OCEAN CLUB, LLC
703 OCEAN BOULEVARD HAMPTON, NH 03842

MILLENNIUM ENGINEERING, INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833

SCALE: 1"=10'	CALC. BY: P.D.B.	PROJECT: P03427
DATE: AUG 01, 2006	CHKD. BY: H.H.B.	SHEET 1 OF 3

D-34063 Sheet 1 of 3

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C/H
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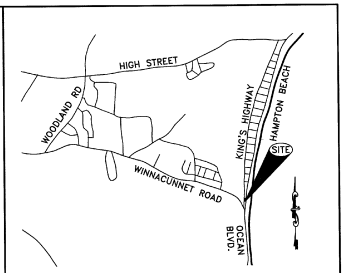
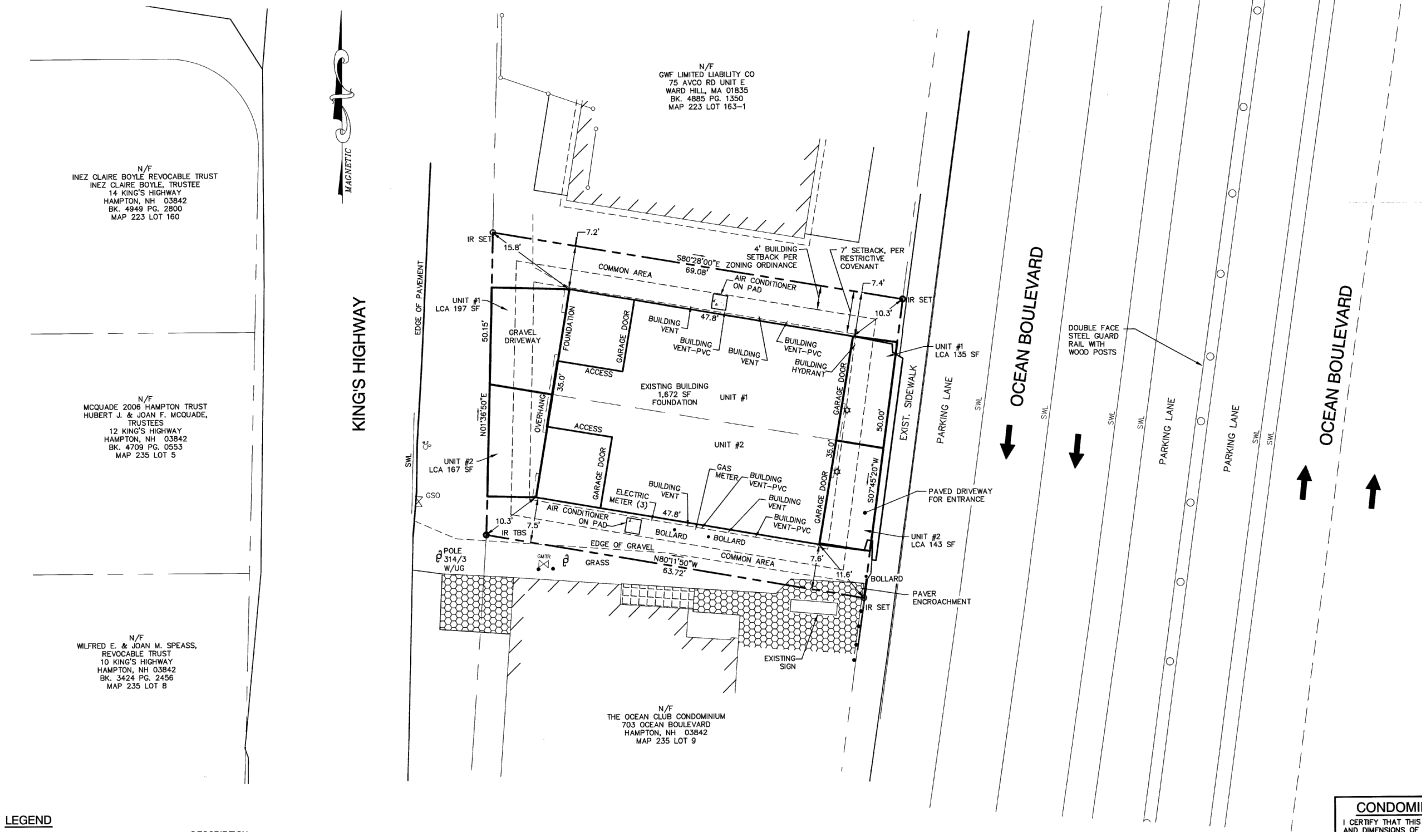


LOCUS SCALE: 1"=2000'



PLAN REFERENCES:

1. "PROPOSED SITE PLAN, 707 OCEAN BOULEVARD, HAMPTON, NH" PREPARED FOR PRIDE DEVELOPMENT BY JONES & BEACH ENGINEERS, INC., SCALE 1"=20', DATED 1/29/04, R.C.R.D. PLAN #D-31350, SHT. 2 OF 2.

NOTES:

1. THE INTENT OF THIS PLAN IS TO CONVERT THE EXISTING DUPLEX INTO 2 CONDOMINIUM UNITS WITH GARAGE PARKING. THIS 2-UNIT CONDOMINIUM IS ON AQUARIAN WATER, TOWN SEWER, AND NATURAL GAS.
2. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. JONES & BEACH, INC., NOR ANY OF THEIR EMPLOYEES, TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED, PRIOR TO DIGGING, BY CALLING 1-888 DIG SAFE.
3. THE SUBJECT PARCEL IS LOCATED IN THE BEACH SEASONAL ZONE (BS).
4. EXISTING CONDITIONS GENERATED FROM PLAN REFERENCE #1 AND AN ON-SITE SURVEY.
5. TOPOGRAPHIC DATUM FOR THIS PLAN IS NGVD 1929 BASED ON USGS DISK #RM12 LOCATED IN CONCRETE WALL NEAR 180 OCEAN BLVD. EL.=15.58
6. BS ZONE REQUIREMENTS BUILDING SETBACKS:
   FRONT = 4'
   SIDE = 4'
   REAR = 4'
   MIN. LOT AREA = 5,000 SF
   LOT AREA/DWELLING UNIT = 2500 SF
   MIN. FRONTAGE = 20'
   MAXIMUM BUILDING HEIGHT = 50'

   RESTRICTIVE COVENANT SETBACKS:
   BUILDING SETBACKS:
   FRONT = 7'
   SIDE = 7'
   REAR = 7'
7. VARIANCES GRANTED BY HAMPTON ZONING BOARD OF ADJUSTMENT ON OCTOBER 26, 2001, CASE #71-01:
   1. 8.2.1 400SF / DWELLING UNITS OF RECREATION AREA.
   2. 8.2.2 100 FT MINIMUM FRONTAGE.
   3. 8.2.3 40 FT BUILDING SETBACK ON ALL SIDES.
   4. 8.2.4 PARKING AND DRIVEWAYS NOT ALLOWED WITHIN 25' OF THE FRONT OF THE BUILDING OR WITHIN 10' OF THE SIDE OF THE BUILDING.
   5. 8.2.6 OPEN SPACE BUFFER OF 20 FT ON ALL SIDES.
   6. 4.1.1 MINIMUM LOT AREA PER DWELLING UNIT.
   7. 6.3.1 STACKED PARKING BY DEFINITION OF PARKING SPACE.
8. NHDOT PERMIT #08-197-212, DATED 08/24/12.
9. THE PROPERTY IS LOCATED IN THE FLOOD ZONE AO, PER F.I.R.M. MAP 330132-0008B, DATED JULY 3, 1986.
10. WAIVER REQUESTED FOR SECTION V.E TO PROVIDE A DETAILED PLAN.
11. TRASH COLLECTION TO BE CURBSIDE WITH NO DUMPSTER ONSITE.
12. THE PARKING SPACES SHALL BE DESIGNATED ON-SITE TO THEIR CORRESPONDING UNIT PER THE CONDITIONS OF APPROVAL GRANTED AUGUST 7, 2013. THE ONLY OTHER CONDITION BEING THE SUBMISSION OF CONDOMINIUM DOCUMENTS TO THE TOWN ATTORNEY.

PROJECT PARCEL
TOWN OF HAMPTON
TAX MAP 235, LOT 6

APPLICANT/OWNER
GWF LIMITED LIABILITY CO.
75 AVCO ROAD, UNIT E
WARD HILL, MA 01835
BK 4885, PG 1350

TOTAL LOT AREA
3,308 SQ. FT.
0.08 ACRES

APPROVED – HAMPTON, NH
PLANNING BOARD
DATE: 10/21/13

CONDOMINIUM SITE PLAN CERTIFICATION:

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT THIS BUILDING DEPICTED HEREON IS SUBSTANTIALLY COMPLETE AND THIS PLAN COMPLIES WITH NH RSA 356-B:20 (I).

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV AND 672:14.

I CERTIFY THAT THE SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

10-21-13
No. 892
DAVID M. BOULIER
LICENSED LAND SURVEYOR
NEW HAMPSHIRE
SIGNATURE

10/21/13

LEGEND

EXISTING

DESCRIPTION
PROPERTY LINES
BUILDING SETBACK
EDGE OF PAVEMENT
EDGE OF GRAVEL
SINGLE POST SIGN
IRON PIPE/IRON ROD
SINGLE POST SIGN
BOLLARD
UTILITY POLE (W/GUY)
HOUSE LIGHT
WATER SHUTOFF
GAS VALVE
CONCRETE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Sheet 1 of 2
D-37979

Design: JAC	Draft: JMO	Date: 6/12/13
Checked: DMC	Scale: 1"=10'	Project No.: 08007
Drawing Name: 08007-CONDO-SITE-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
4	10/21/13	ADD PB SIGNATURE BLOCK	JMO
3	8/29/13	REVISED FOR RECORDING	JMO
2	7/23/13	UPDATED OVERHANGS AND DIMENSIONS	JAC
1	7/1/13	REVISED PER ATTORNEY COMMENTS	LAZ
0	6/13/13	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	AS-BUILT CONDOMINIUM SITE PLAN MAP 235, LOT 6
Project:	707 OCEAN CONDOMINIUM 707 OCEAN BOULEVARD, HAMPTON, NH
Owner of Record:	GWF LIMITED LIABILITY CO. 75 AVCO ROAD, UNIT E, WARD HILL, MA 01835

DRAWING No.
CS1
SHEET 1 OF 1
JBE PROJECT NO.08007

P:\Land Projects\SV\08007-Hampton-707 Ocean Blvd-Hsane\MYLAR\08007-CONDO-SITE-PLAN-MYLAR.dwg 10/21/2013 11:16:55 AM EDT

TITLE XLVII
BOUNDARIES, FENCES AND COMMON FIELDS

CHAPTER 472
BOUNDARY LINES

Section 472:1

472:1 Disputed Boundary. – Whenever the boundary line between the land or estates of adjoining owners is in dispute, and the location of the same as described in the deeds of said owners or of their predecessors in title cannot be determined by the monuments and boundaries named in any of said deeds, the parties may establish said line by agreement in the following manner, and not otherwise.

Source. 1903, 48:1. PL 219:27. RL 269:27.

Section 472:2

472:2 Who Deemed Owner. – The actual occupant shall, for the purposes of this chapter, be deemed the owner thereof.

Source. RS 136:18. CS 142:18. GS 128:19. GL 142:19. PS 143:16. PL 219:16. RL 269:16.

Section 472:3

472:3 Survey; Monuments. – The line agreed upon shall be surveyed and established by courses and distances, and suitable and permanent monuments shall be placed at each end and at each angle of the boundary so agreed upon.

Source. 1903, 48:1. PL 219:28. RL 269:28.

Section 472:4

472:4 Agreement in Writing. – A writing, reciting that the parties signing the same are adjoining owners, that the division line between their lands is in dispute, that the line described in their respective deeds or in the deeds of any of their predecessors in title cannot be located on the ground by reason of the loss or obliteration of the monuments and boundaries therein named and described, and containing a full and complete description of the line thus agreed upon and established, and the volume and page where their said respective deeds are recorded, or if title was not acquired by deed, a statement identifying each owner's other source of title, shall be signed and acknowledged by the parties to the agreement before any officer having authority to take the acknowledgment of deeds, and recorded with the registry of deeds for the county where the lands are located, and, when the volume and page of an owner's deed is set forth in said agreement, the register of deeds shall note the recording of said agreement on the margin where the said respective deeds of the parties to said agreement are recorded. In those registries recording on microfilm, in lieu of noting the recording of said agreement on the margin where the respective deeds of the parties to said agreement are

recorded, the register of deeds shall list all parties to the agreement in both the grantor and grantee indices.

Source. 1903, 48:2. PL 219:29. RL 269:29. RSA 472:4. 1963, 173:1. 1977, 283:1. 1988, 85:1, eff. Jan. 1, 1989.

Section 472:5

472:5 Permanent Magnetic Stations and True Meridian Lines Established. – For the purpose of providing accuracy in land surveys, the commissioner of transportation shall be charged with the responsibility of cooperating with any agencies of the federal government engaged in studies of the earth's magnetism to the end of establishing true meridian lines at one or more suitable places in each county, and shall maintain in his office a list of all magnetic stations and true meridian lines established by such agencies in New Hampshire and shall furnish a copy of such list upon request.

Source. 1951, 158:1. 2004, 257:33, eff. June 15, 2004.

Section 472:6

472:6 Removing or Altering Boundary Markers. –

I. Any person who purposely commits or causes to be committed any of the following acts with regard to a boundary marker knowing it to be a boundary marker shall be guilty of a misdemeanor: defacement, alteration of location, or removal of a stone wall or monument, or a mark on a tree, made for the purpose of designating a point, course or line in the boundary of a tract of land or in the dividing line between towns.

II. The provisions of paragraph I shall not apply when a boundary marker is moved pursuant to:

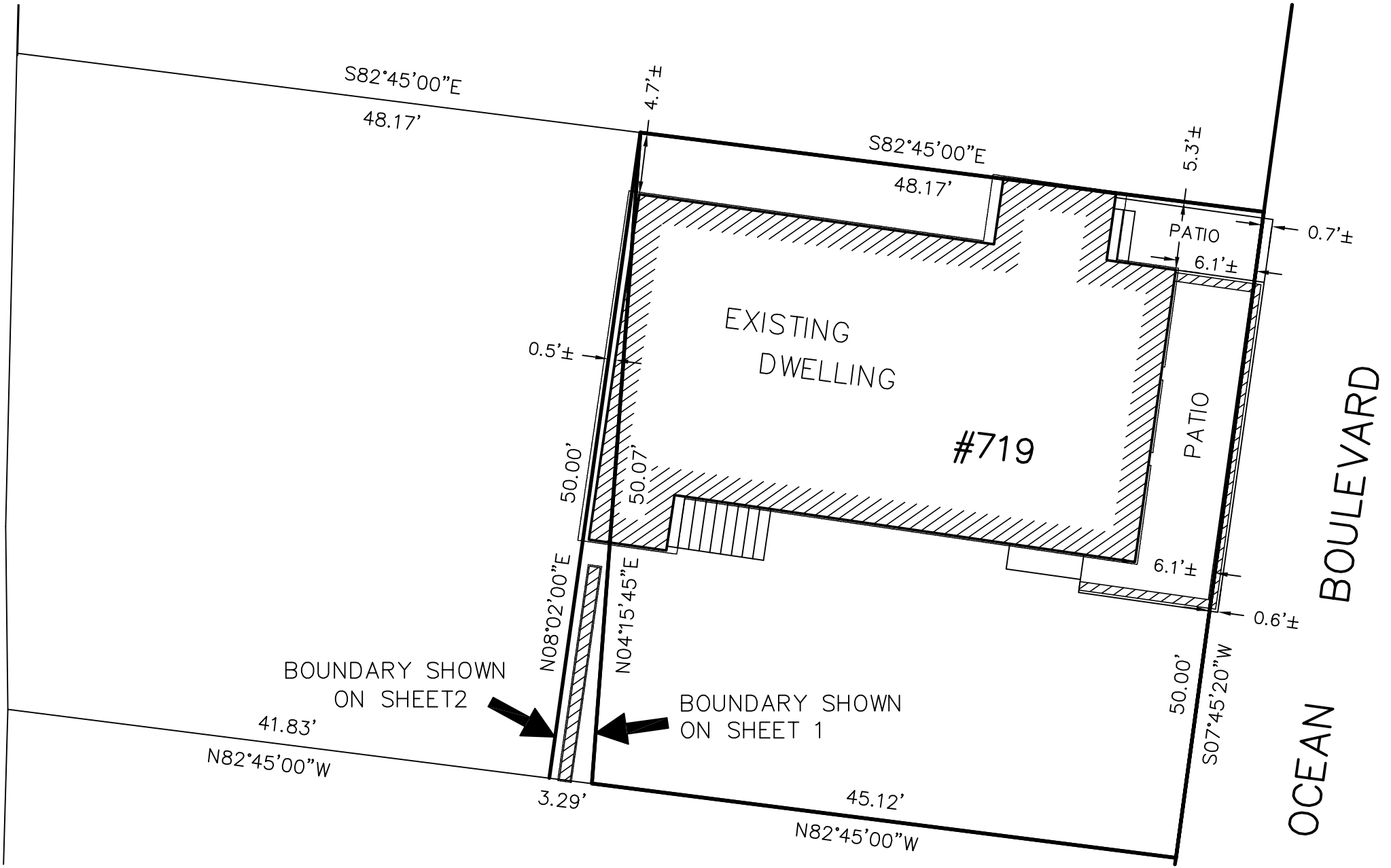
(a) Mutual agreement between all landowners whose property lines are affected by the moving of the boundary, or

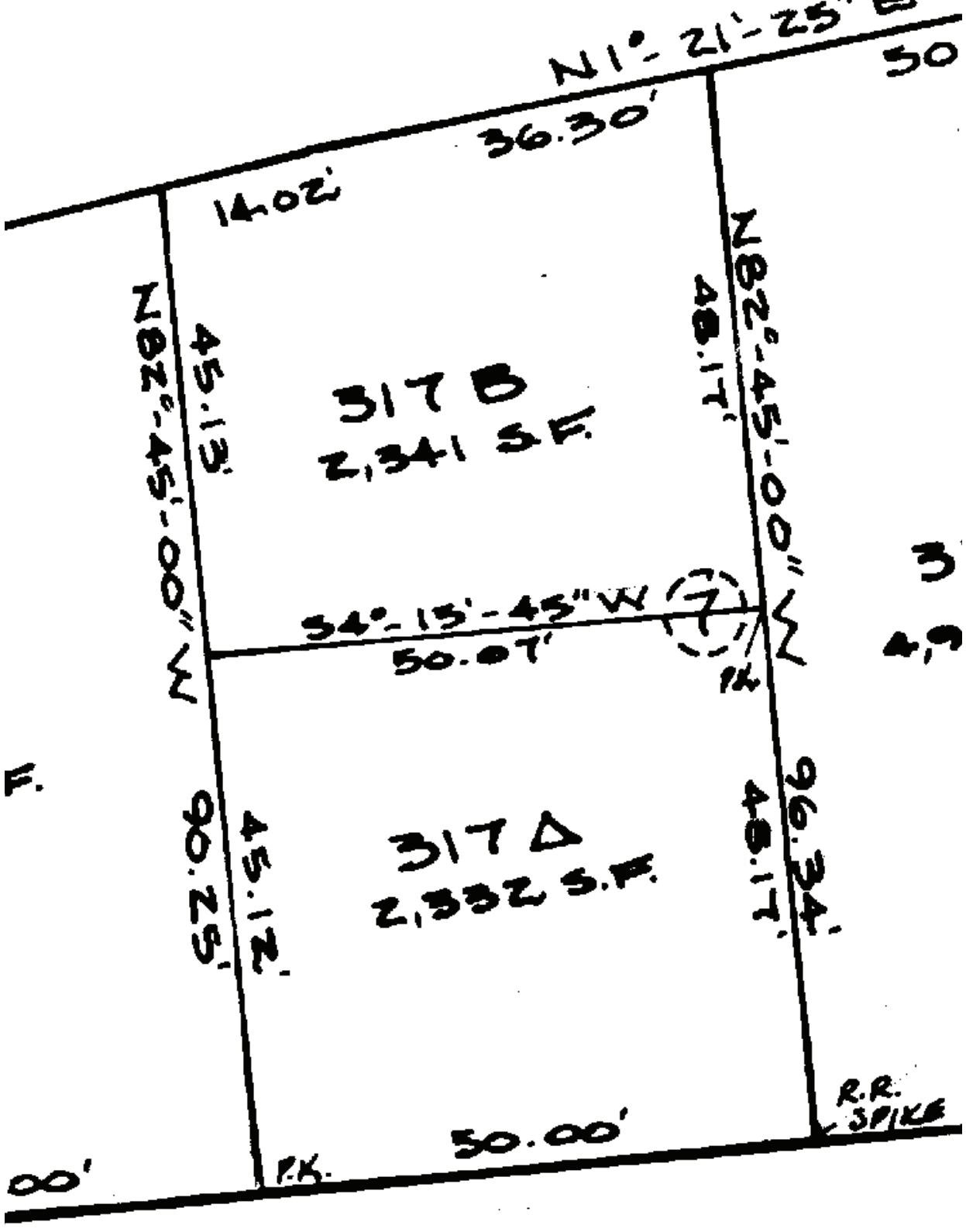
(b) Authorization by government officials in order to more accurately place the boundary, or

(c) A finally adjudicated court order or decree, or

(d) A law that requires or allows the movement or alteration.

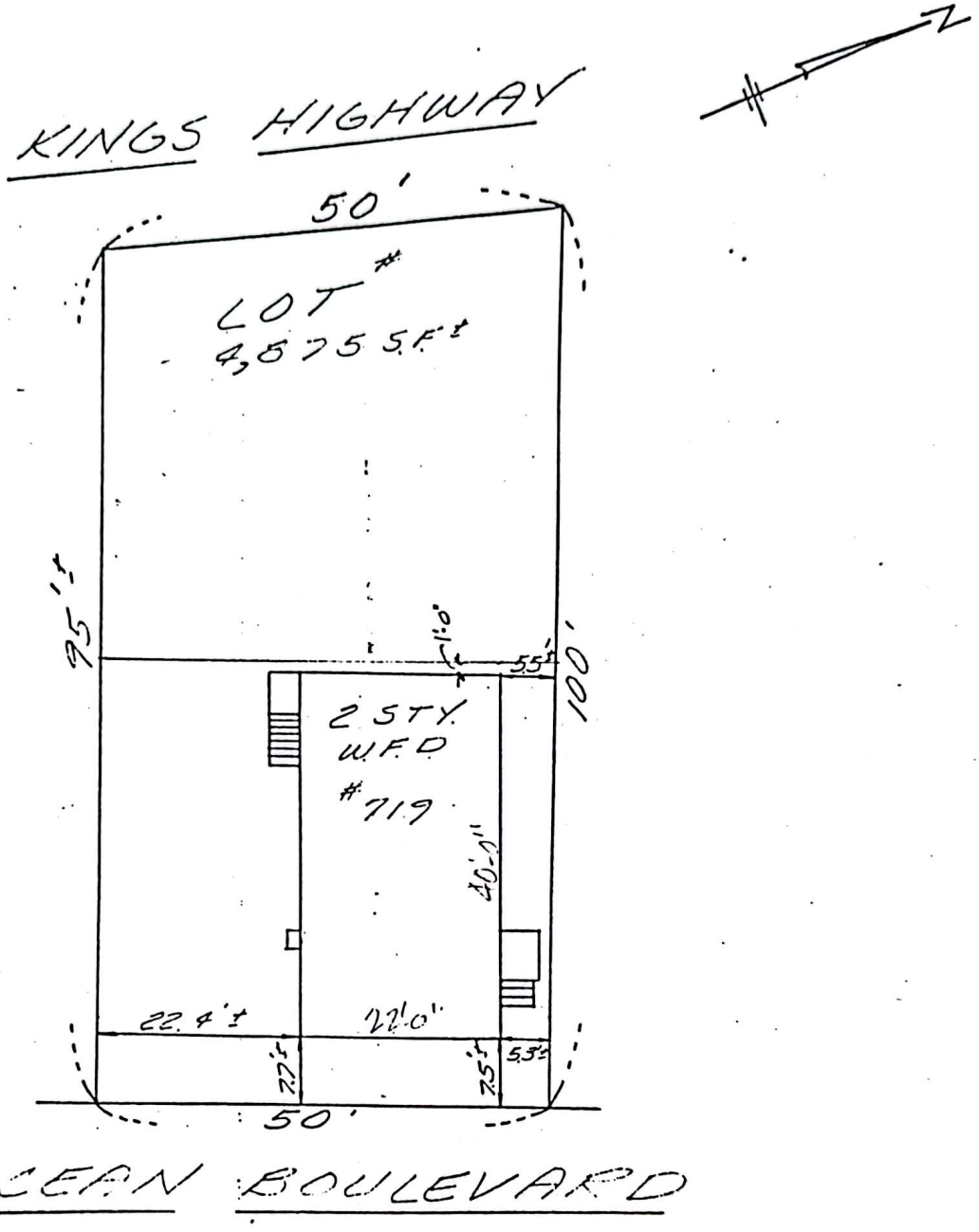
Source. 1983, 21:2, eff. June 11, 1983.


S82°45'00"E
48.17'
4.7'±
S82°45'00"E
48.17'
5.3'±
PATIO
0.7'±
6.1'±
EXISTING
DWELLING
#719
0.5'±
50.00'
50.07'
PATIO
6.1'±
0.6'±
BOULEVARD
OCEAN
N08°02'00"E
N04°15'45"E
BOUNDARY SHOWN
ON SHEET2
BOUNDARY SHOWN
ON SHEET 1
41.83'
N82°45'00"W
3.29'
45.12'
N82°45'00"W
50.00'
S07°45'20"W


N1°-21'-25"E
50
36.30'
14.02'
N82°-45'-00"W
45.13'
317 B
2,341 S.F.
49.17'
N82°-45'-00"E
3
4.9
34°-13'-45"W
50.07'
P.K.
F.
90.25'
45.12'
317 A
2,332 S.F.
49.17'
96.34'
R.R. SPIKE
50.00'
P.K.
00'

N

317B
317C



"I HEREBY CERTIFY TO THE TITLE INSUROR AND TO THE BANK THAT THE DWELLING IS LOCATED ON THE LOT AS SHOWN AND THAT IT DOES CONFORM WITH THE TOWN OF N. HAMPTON ZONING REGULATIONS REGARDING SETBACKS FROM STREETS & LOT LINES."
"I FURTHER CERTIFY THAT THIS DWELLING IS NOT LOCATED IN THE FEDERAL FLOOD HAZARD AREA."

STEPHEN E. STAPINSKI, R.L.S. DATE

THIS PLAN FOR MORTGAGE PURPOSES - NOT FOR BOUNDRY DETERMINATION. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS.

PLOT PLAN

IN

N. HAMPTON, N.H.

DRAWN FOR

IANGANO GAETANO

1" = 20' SEPT, 1984

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810

of this certificate does not [illegible]
information necessary to ensure compliance with applicable community floodplain management
proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR).
Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

POLICY NUMBER

COMPANY NAIC NUMBER

BUILDING OWNER'S NAME: DOWLEARN, STEVEN

STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER: 719 OCEAN BLVD

OTHER DESCRIPTION (Lot and Block Numbers, etc.)

CITY: HAMPTON | STATE: NH | ZIP CODE: 03842

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (In AO Zones, use depth)
330132	0008	B	JULY 3, 1986	AO	DEPTH 1'

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: [ ][ ][ ][ ][ ].[ ] feet NGVD (or other FIRM datum–see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 2 1 .
2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of [ ][ ][ ][ ][ ][ ] feet NGVD (or other FIRM datum–see Section B, Item 7).
(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of [ ][ ][ ][ ][ ].[ ] feet NGVD (or other FIRM datum–see Section B, Item 7).
(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is [ ][ ].[ ] feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
(d). FIRM Zone AO. The floor used as the reference level 9.2 from the selected diagram is [1][0].[5] feet above ☐ or below ☒ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☒ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). *(NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)*
4. Elevation reference mark used appears on FIRM: ☐ Yes ☒ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☐ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: [ ][ ][ ][ ][7].[6] feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: [ ][ ][ ][ ][ ].[ ] feet NGVD (or other FIRM datum–see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____.

…is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation …hen the elevation information for Zones A1–A30, AE, AH, A (with BFE), V1–V30, VE, and V (with BFE) is required. … officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the …on. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an … s representative may also sign the certification.

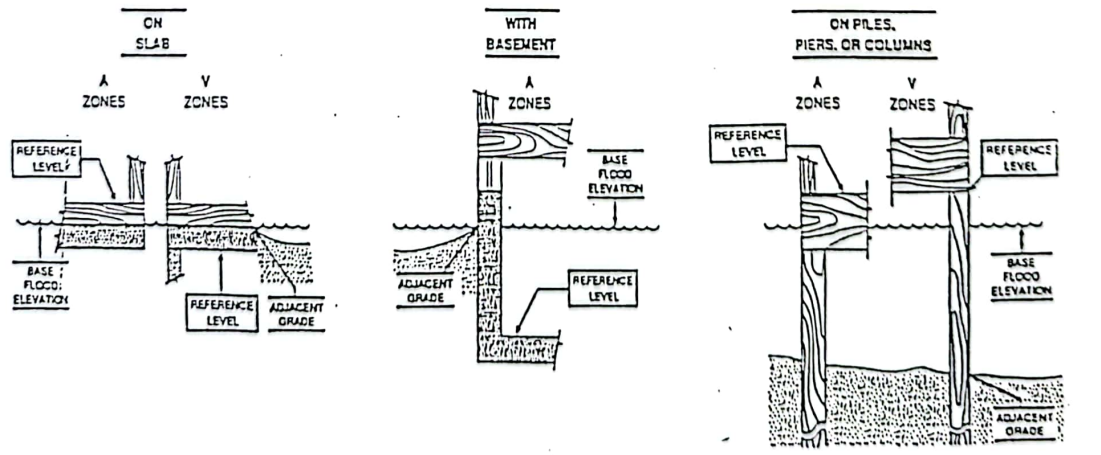
…eference level diagrams 6, 7 and 8 - Distinguishing Features–If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

DOUGLAS WOLLMAR	#832
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)
SURVEY MANAGER	JONES & BEACH ENGINEERS INC
TITLE	COMPANY NAME
85 PORTSMOUTH AVE BOX 219	STRATHAM NH 03885
ADDRESS	CITY STATE ZIP
[signature]	7/12/99 603 772 4746
SIGNATURE	DATE PHONE

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:



The diagrams above illustrate the points at which the elevations should be measured in A Zone's and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

Property Location: 719 OCEAN BLVD | MAP ID: 223/ 117/ / 1/ | Bldg Name: | State Use: 1010

Vision ID: 5828 | Account # 5828 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 04/25/2016 07:57

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SULLIVAN, PATRICIA A. & KEITH	1 Level	1 All Public	1 Paved	2 Suburban
91 EDGEWOOD AVE.				
HAVERHILL, MA 01832				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 0223 0117 0001
OLD DATA PRE P
TAX CLASS 1000

GIS ID: 223-1170-0000 ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	301,900	301,900
RES LAND	1010	251,700	251,700
		Total	553,600	553,600

2215
HAMPTON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SULLIVAN, PATRICIA A. & KEITH	5634/1463	07/08/2015	Q	I	606,000	00
DOWLEARN, R STEVEN & MARGARET	3313/2168	07/30/1998	Q	I	330,000	00
MANGANO, MARIA	3051/2388	05/11/1994	U	I	0	1A
MANGANO, GAETANO	2761/0777	09/26/1988	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	1010	301,900	2014	1010	300,600	2013	1010	300,600
2015	1010	251,700	2014	1010	251,700	2013	1010	251,700
	Total:	553,600		Total:	552,300		Total:	552,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BEIGE
1993 ADDED VINYL SIDING
5/3/11-PU=UEP>FEP,2STORY>3STORY,PTO,
ADJST SKTCH,
08/21/2015:3RD FBTH & SINK (XFIX) IN FBM
, JET TUB=XFIX, KITCHEN REMODEL SINCE
SALE.
03/28/2016:P/U 7.59 KV PV SOLAR PANELS.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	297,900
Appraised XF (B) Value (Bldg)	4,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	251,700
Special Land Value	0
Total Appraised Parcel Value	553,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	553,600

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
15-17219	07/22/2015	EL	Electric	1,500		50		REPLACE AND UPDA
15-17206	07/21/2015	BP		21,300		50		KITCHEN REMODEL.
01-05-0569	05/23/2001	EL	Electric	3,000		0		UPGR TO 200 AMPS, A

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/28/2016			CG	BP	BLDG PERMIT
08/21/2015			CG	05	M & L SALE VERIFY
05/03/2011			PM	02	MEASURE ONLY
07/26/2010			VA	15	RES FIELD REVIEW
12/04/1995			95	AP	APPEAL

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	SINGLE FAMILY	BS	1			2,332	SF	35.98	3.0000	O	1.0000	1.00	50	1.00				1.00	107.94	251,700

Total Card Land Units: 0.05 AC | Parcel Total Land Area: 0.05 AC | Total Land Value: 251,700

Property Location: 719 OCEAN BLVD | *MAP ID:* 223/ 117/ / 1/ | *Bldg Name:* | *State Use:* 1010

Vision ID: 5828 | *Account #* 5828 | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 04/25/2016 07:57

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	07		Modern/Contemp
Model	01		Residential
Grade	06		Good
Stories	3		
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	11		Ceram Clay Til
Interior Flr 2	14		Carpet
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs	2		
Total Rooms	7		7 Rooms
Bath Style	02		Modern
Kitchen Style	02		Modern
MHP			

CONSTRUCTION DETAIL (CONTINUED)

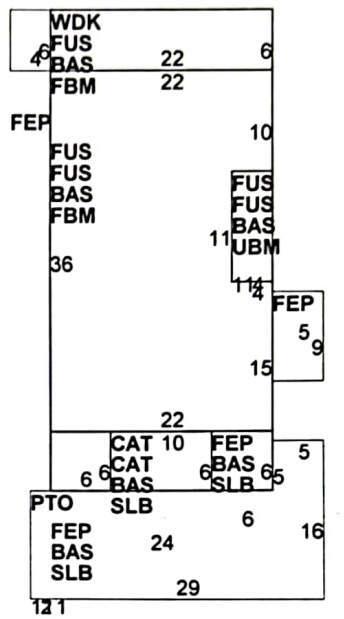
Element	Cd.	Ch.	Description

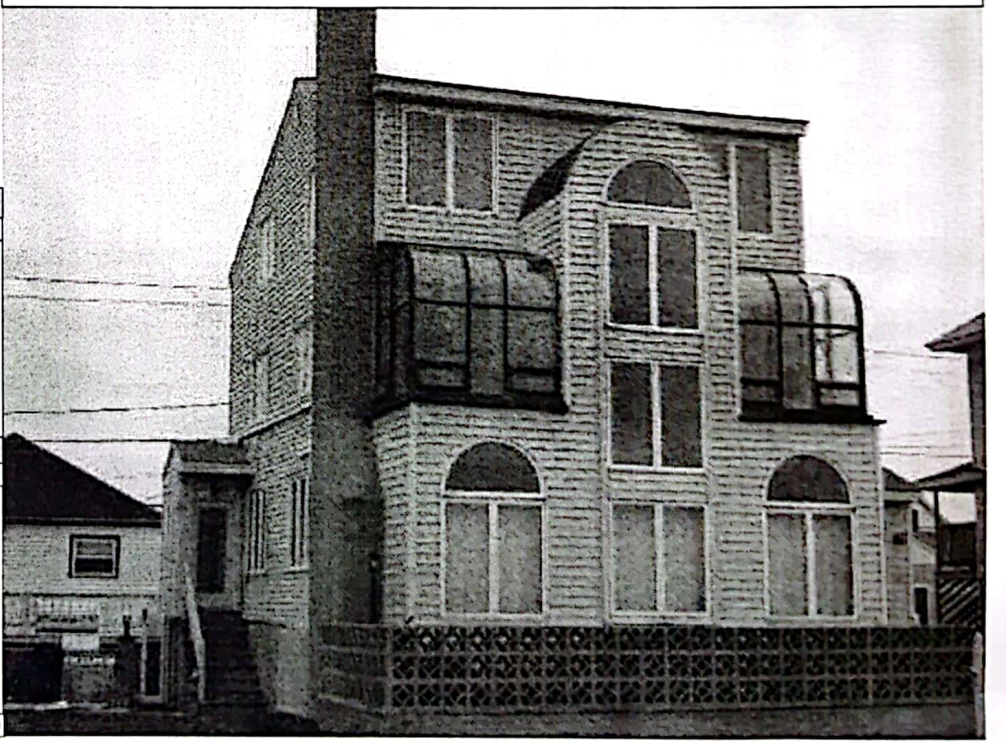
MIXED USE

Code	Description	Percentage
1010	SINGLE FAMILY	100

COST/MARKET VALUATION

Adj. Base Rate:	92.34
	305,184
Net Other Adj:	25,785.00
Replace Cost	330,969
AYB	1987
EYB	2000
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	10
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	90
Apprais Val	297,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SOL1	SOLAR PANE			L	8	4,000.00	2016		0		0	0
FPL3	2 STORY CHI			B	1	5,000.00	1990		1		100	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,056	1,056	1,056	92.34	97,511
CAT	Cathedral Ceiling	0	120	12	9.23	1,108
FBM	Basement, Finished	0	880	352	36.94	32,504
FEP	Porch, Enclosed, Framed	0	141	106	69.42	9,788
FUS	Upper Story, Finished	1,716	1,716	1,716	92.34	158,455
PTO	Patio	0	344	34	9.13	3,140
SLB	Con. Slab	0	132	0	0.00	0
UBM	Basement, Unfinished	0	44	9	18.89	831
WDK	Deck, Wood	0	132	20	13.99	1,847
	Ttl. Gross Liv/Lease Area:	2,772	4,565	3,305		330,969

1988 card

Removed from previous 1989

MUNICIPAL APPRAISAL C[illegible] DE ISLAND

COMMERCIAL

223 117 001

Identification No.	Map	Lot	Plot	Lot Size	Card No.	Code	Zoning	Dist.	Routing No.
	20	317	01	2332		1	RA		39

Loc. of Property: 719 OCEAN Blvd. MANGANO GAETANO & MARIA

Deed Lot

RECORD OF OWNERSHIP	Date	Stamps	Book	Page
GAETANO + MARIA MANGANO OUT	[illegible]	$2.00 M.N	9704	117
PURCHSD LEASED LAND	2-25-95	3,550	2532	0248
MANGANO GAETANO & MARIA (CORPORATE) OUT	7-14-94	145 000	2511	0152
JOSEPH F. JANICE M QUINN (J) (QUIT-JT)	11-9-76	65 NS	22 69	0466
LEONITA S MARTIN (WAR)	6-9-76	57 NS	2250	1539

ASSESSMENT RECORD	19 74	19 83	19 85	19 [illegible]86	19 87	19	19	19	19	T.L.M.
DWELLING										19
GARAGE										19
										19
										19
OUTBUILDINGS										19
SWIM POOL										19
										19
TOTAL VALUE OF BUILDINGS 02	[illegible]	32100	33100	32600	[illegible]					19
TOTAL VALUE LAND	[illegible]	[illegible]	17500	19500	17500					19
TOTAL VALUE LAND & BUILDINGS	[illegible]	3408	5066	[illegible]	[illegible]					19

APPEAL DATA	19	19	19	19
Appeal Granted / Denied				
Value Change Land / Building				

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS	STREET	TREND OF DISTRICT
LEVEL	WATER AW DW	PAVED	IMPROVING
HIGH	SEWER S C	SEMI-IMPROVED	STATIC/STABLE
LOW	GAS	DIRT	DECLINING
ROLLING	ELECTRICITY	WATER FRONT	RURAL LOC.
SWAMPY	ALL UTILITIES		

LAND COMPUTATIONS

CLASSIFICATION	No. of Acres	PRICE	TOTAL	ADJ.	VALUE
HOMESITE					
TILLABLE					
PASTURE					
WOODLAND					
WASTELAND					
SWAMPLAND					

BUILDING PERMIT RECORD	EST. COST	% COMP.	DATE
wire house + 200 AMP elec. service	4500	813	12/12/84
alter + remodel 3 story family	150,000	6005	9/30/86
INST. 3 5X7' SKYLIGHTS			
FLR. FRONT DECKS	9,500	833	10-20-88

Front	Depth	Area	Unit Price	Factor	Adj. Price	Total	Phys. Adj.	Value
50'		2332	500	1432	716	16 700	50 -30	12 500

PROPERTY INFORMATION	RENT
LAND COST	EXPENSE
BLDG. COST	NET RENTS
SALE PRICE 44,500 - 11/5/76	

COMPARABLE SALES DATA

PLAT	LOT	DATE	SALE PRICE	COMMENTS

TOTAL LAND VALUE	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND AND BUILDINGS	

INSPECTION WITNESSED BY:

HAMPTON, N.H. ASSESSOR'S PROPERTY WORK CARD

OCCUPANCY

SINGLE FAMILY	✓	STORES	
MULT. FAMILY		OFFICES	
APARTMENTS			

CONSTRUCTION

FOUNDATION		FLOORS	B	1	2	3
CONCRETE	✓					
CONCRETE BLOCK		CON. EARTH				
BRICK / STONE						
PIERS / SLAB		HARDWOOD				
		COMMON		✓	✓	✓
		TILE A (V)		✓	✓	✓
BASEMENT		CARPET		✓	✓	✓
AREA FULL	✓	INLAID				
¼ ½ ¾						
NO BASEMENT		ATTIC STRS. & FLOOR				
HEAD ROOM						
		REC. RM. S.F.				

WALLS		INTERIOR FINISH	B	1	2
CLAPBOARDS	✓	FIR. ATTIC AREA			
DROP SIDING		FIRE PLACES			
WOOD SHINGLES		MODERN KITCHEN			✓
ASPHALT SIDING		SEMI MOD KIT.			
ASBESTOS SIDING		BSMT. GAR.			
ALUMINUM SIDING		OPNG. CARS			
VERTICAL SIDING					
STUCCO ON					
		PINE			
BRICK ON		HARDWOOD			
CONC. or CIND. BLOCK		PLASTER			
VINYL / MASONITE		DRY WALL		✓	✓
		PANEL			
INSULATION					
STORM WINDOWS		UNFINISHED			

ROOF		PLUMBING		
Gable / Hip	✓	BATH (3 FIX.)	2	✓
Gambrel / Mansard		STALL SHOWER BATH		
Flat / Shed		TOILET RM. (2 FIX.)		✓
ASPHALT SHINGLES	✓	WATER CLOSET		
WOOD SHINGLES		LAVATORY		
ASBESTOS SHINGLES		KITCHEN SINK		
SLATE		STALL SHOWER		
TAR & GRAVEL		SEMI MOD CUSTOM		
ROLL ROOFING		TILE FLR & Wct.		
		TUB ENC. TILE/F.B.		
		NO PLUMBING		

FRAMING		HEATING	
WOOD JOIST 2x x16		PIPELESS FURNACE	
		FORCED AIR FURNACE	
TIMB BMS & STL COL.		STEAM	
STEEL BMS. & COLS.		HOT WATER B.B.	✓
WOOD RAFTERS		HOT AIR GRAVITY	
		RADIANT HEATING	
NO. OF ROOMS		UNIT HEATERS	
B'M'T. / 2ND		AIR CONDITIONING	
1ST 4 / 3RD	2	AUTO. BURNERS G-O	
		ELECTRIC HEAT	
		FLOOR FURNACE	
BEDROOM	2		
		NO HEATING	

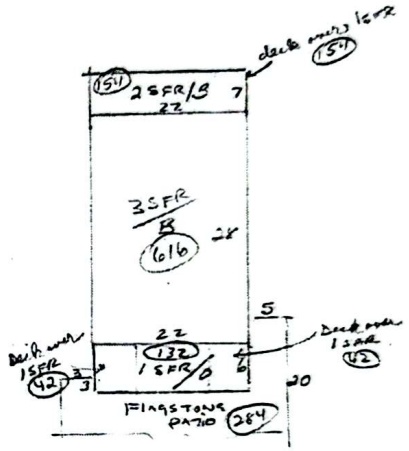
RANCH		R-R	
SPLIT LEVEL		COLONIAL	
CAPE		CONTEMPORARY	
GARRISON		CONVENTIONAL	
GAMBREL			
COTTAGE			

CALL BACK

OUTBUILDINGS	1	2	3
SHINGLE ROOF			
ROLL ROOF			
SINGLE WALL SDG.			
DOUBLE WALL SDG.			
SHINGLE WALLS			
CEMENT BLOCK			
BRICK			
INT. FINISH			
WALL FOUNDATION			
PIER FOUNDATION			
NO FOUNDATION			
CONC. FLOOR			
EARTH FLOOR			
WOOD FLOOR			
O. H. DOOR			
ELECTRIC LIGHTS			
PLUMBING			

OUTBUILDINGS NOTES:

REMODELING DATA		
KITCHEN		HEATING
PLUMBING		ROOF
SIDING		GENERAL



General Notes:
Decks total 238 SF = $2380
1SFR total 132 SF = $3540
2SFR total 154 SF = $6210
Patio total 284 SF = $1820
$14 370

GENERAL NOTES:

Description of Obsolescence

STRUCTURAL	
SURPLUS CAP.	
OVERBUILT	
COMMERCIAL LOC	
ECONOMIC	
ELEC./SOLAR HEAT	

COMPUTATIONS

	UNIT	COST	
	SF 616	85.95	52 950
ADD. & PCHS.			14370
WALL HT.			
ATTIC		+	750
BSMT.		−	1960
FIN. BSMT.			
BSMT GAR			
GARAGE			
FIRE PLACES		−	1870
HEATING			
PLUMBING		+	2080
M. F.			
TOTAL			70 090
FACTOR		+10%	
REPL. VALUE			77 099

– SUMMARY OF BUILDINGS –

OCCUPANCY	TYPE	GRADE	YR. BLT.	RE-MOD	INT. CONDITION	EXT. CONDITION	REPL. VAL.	PHYS DEP.	PHYS. VAL.	FUNC DEP.	VALUE
DWELLING	3 SFR/B	C+10	87		N	W	77100	—			77,100
GARAGE											
BARN											

SWIM POOL A.G. - B.G.

DATE	LISTED	MEAS.	AREA	PRICED	REV'D	CHECKED
						19
						19
						19
						19

TOTAL VALUE OF BUILDINGS

T.L.M.x
T.L.M.x
T.L.M.x
T.L.M.x
T.L.M.x

MUNICIPAL APPRAISAL COMPANY
WARREN, R.I. 02885

ZBA case 106-86

to add second story

setback not met on front rear and right side

footprint not changing

subdivided in 30's

granted 5-0

M 223 LOT 116-1

Claudette L. Bradley Rev Trust

5411-430

5411-419

2538-2062

1 setback

1 DEED RESTRICTION

(NOT IN OUR CHAIN—

??)

#17 KINGS HWY

YB 1940

see 6e1

BM home 16 JOB 7
FIELD BOOK 73

5634-1463

YB 1987

Variance 1986

Durgin set 1" or crimped pipes
(not 1/2" pipes)